

INDUSTRIAL, WAREHOUSE | TO LET

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UNIT 14 TYSELEY ENERGY PARK, FORDROUGH, TYSELEY, BIRMINGHAM, B25 8DL
2,750 SQ FT (255.48 SQ M)

SIDDALL JONES
COMMERCIAL PROPERTY CONSULTANCY

Industrial Unit on Established Energy Park with
Parking

- £24,750 per annum
- Small Business Rates Relief - subject to tenant's qualification
- 24 Hour On-Site Security
- LED Lighting
- Three-Phase Electric
- Forecourt Car Parking
- Rear Yard Available - via separate negotiation



DESCRIPTION

A well-presented industrial unit situated within the established Tyseley Energy Park, offering warehouse and office accommodation suitable for a range of industrial and trade occupiers.

Constructed in traditional masonry with an insulated pitched roof incorporating translucent roof lights, the property benefits from excellent levels of natural light. The property provides predominantly open plan warehouse accommodation with concrete flooring, LED lighting and emulsion coated walls. The unit benefits from a modest ground floor office and W/C facilities, with a mezzanine store above.

Externally, the unit benefits from car parking directly to the fore.

To the rear, a 3,465 ft² yard is available in addition via negotiation.



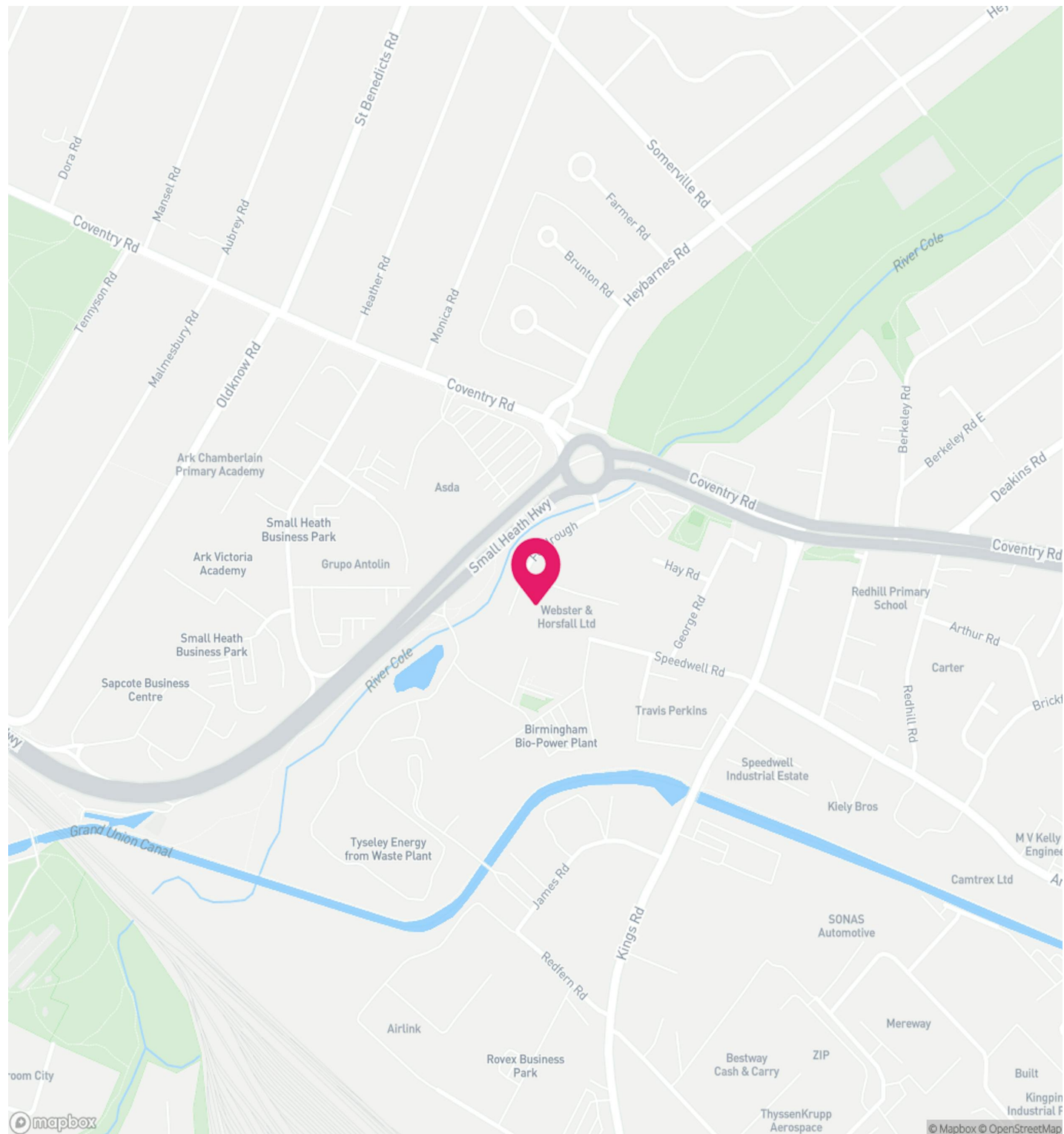
LOCATION

Tyseley Energy Park sits within an established industrial area, between the A45 Coventry Road and the A41 Warwick Road. The area benefits from good local road and public transport links and the site itself is accessible from the A45 Coventry Road

The site is located 2.5 miles from Birmingham City Centre with a direct link to Birmingham International Airport 6.2 miles away - both of which are accessible by direct bus route.

Tyseley Energy Park is home to one of the UK's leading clean energy and innovation clusters, driving Birmingham's transition to a net zero economy.

The park is already home to a range of pioneering organisations working across hydrogen, battery recycling, sustainable transport, and circular economy technologies. By locating here, businesses gain access to low carbon infrastructure, a collaborative cleantech ecosystem, and connections to industry, government and academia making TEP the ideal place to innovate, grow, and lead.



SERVICES

We understand the unit benefits from all mains service connections on or adjacent to the site.

AVAILABILITY

Available immediately upon completion of legal formalities

SERVICE CHARGE

£1.50 per sq ft

RATEABLE VALUE

£13,000

VAT

Applicable

LEGAL FEES

Each party to bear their own costs

LEASE

The property is available to let on a new lease with length to be agreed.

RENT

£24,750 per annum

POSSIBLE USE CLASSES

Class B2 - General Industrial, Class B8 - Storage or Distribution

ANTI MONEY LAUNDERING

The successful applicant will be required to provide two forms of ID and proof/source of funds, to satisfy anti-money laundering protocols.

VIEWINGS

Viewings are strictly via the letting agent Siddall Jones.

CONTACT



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