

INDUSTRIAL | FOR SALE

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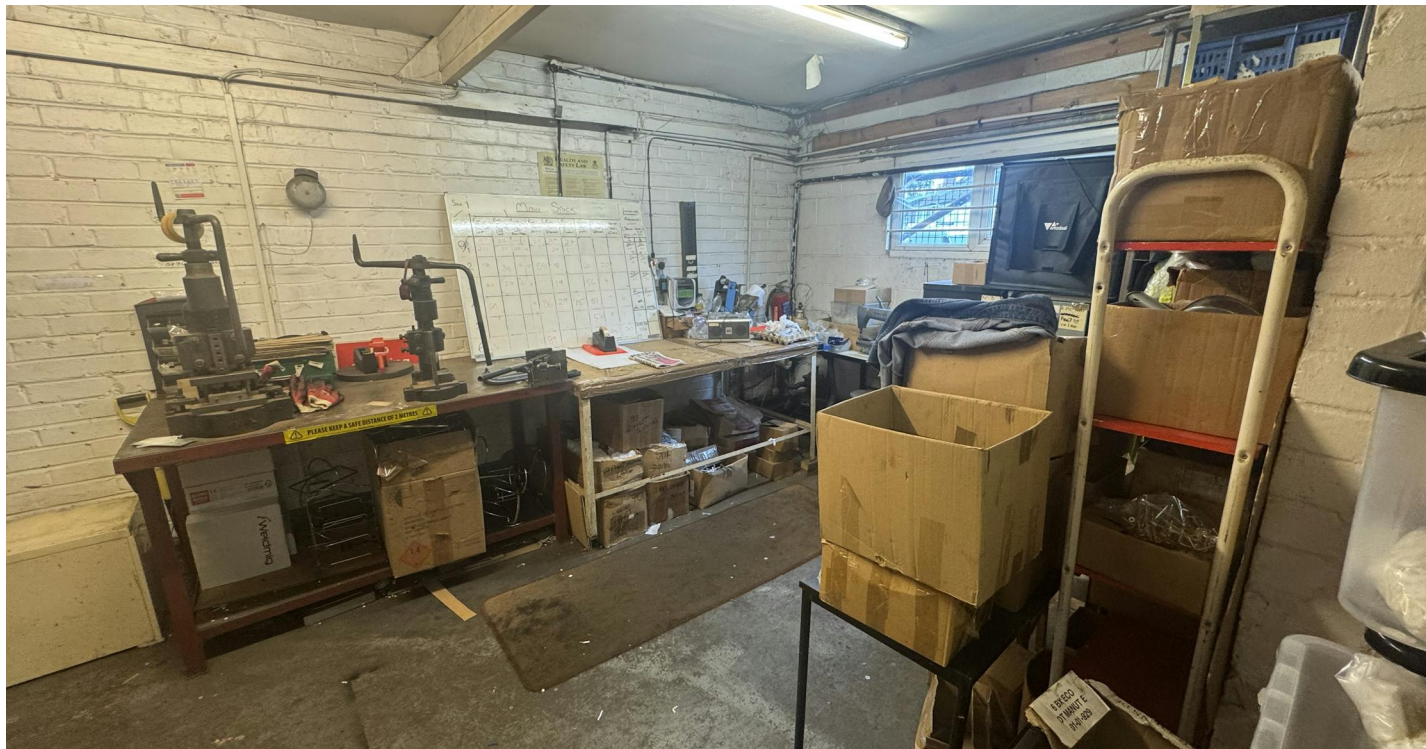
53 WHARF ROAD, TYSELEY, BIRMINGHAM, B11 2DX

3,933 SQ FT (365.39 SQ M)

SIDDALL JONES
COMMERCIAL PROPERTY CONSULTANCY

Prominent Freehold Industrial Warehouse Premises in Tyseley

- GIA 3,933 ft²
- Guide Price: £300,000
- Located in popular Tyseley
- Forecourt Parking
- Vacant Possession
- Level and First Floor Loading

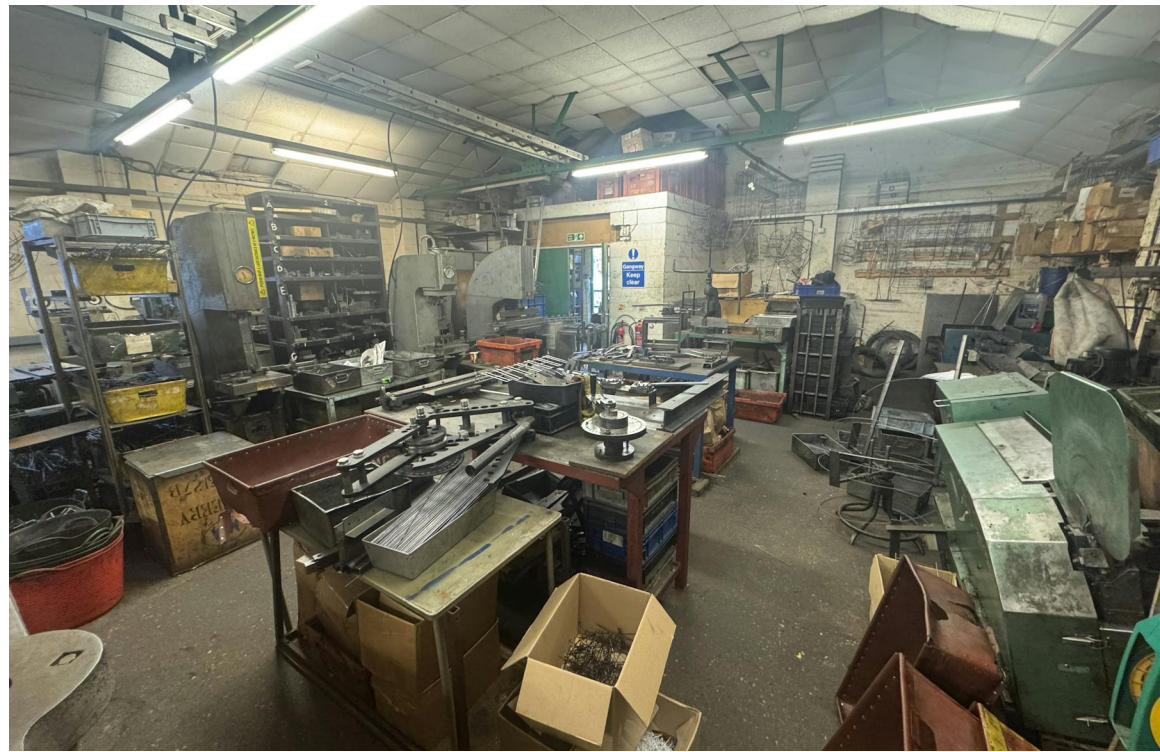


DESCRIPTION

53 Wharf Road comprises of a part single, part two-storey warehouse building of steel truss and portal frame construction with pitched sheeted roofs over and block / masonry infill. The building benefits from additional single storey extension to the fore which provides office space, WC and ancillary storage space.

The building benefits from level and first floor loading doors, concrete flooring, three-phase power and a shared loading bay with additional outdoor storage space.

Forecourt parking is available as well as being readily available on street locally.



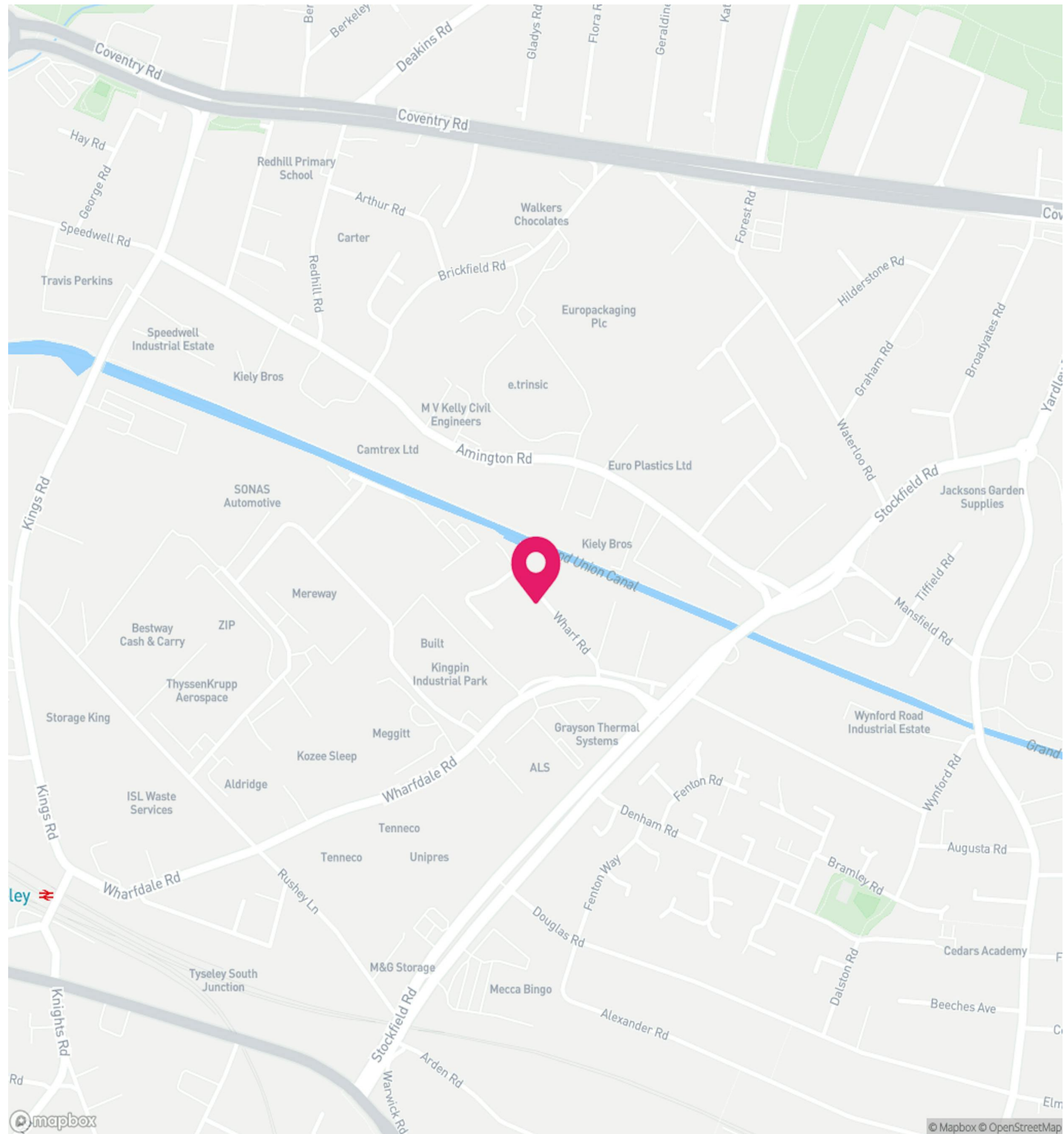
LOCATION

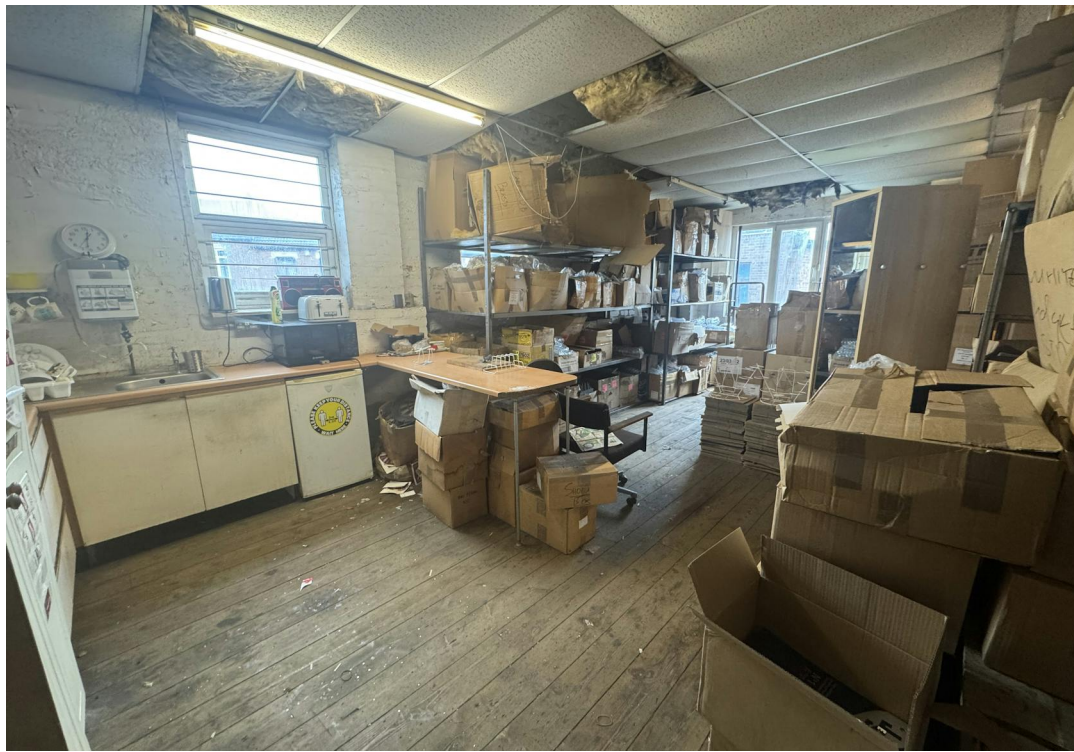
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The property is located on Wharf Road, which is accessed from Wharfdale Road within the Tyseley area of Birmingham, approximately 4 miles South East of the City Centre.

Wharfdale Road gives easy access to the Coventry Road (A45) and Stratford Road (A34) in turn linking to Junctions 4, 5 and 6 of the M42 National Motorway Network.

Birmingham International Airport and Train Station are approximately 5 miles and Tyseley Train Station is within walking distance of the site.





AVAILABILITY

Name	sq ft	sq m	Availability
Ground - Warehouse and Offices	3,073	285.49	Available
1st - Stores	860	79.90	Available
Total	3,933	365.39	

SERVICES

We understand that all mains services are connected on site.

The agent has not tested the suitability of the connections and recommends that all interested parties carry out their own investigations.

VAT

Not applicable

LEGAL FEES

Each party to bear their own costs

PRICE

Offers in the region of £300,000

EPC

D (99)

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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