

16 SEELEYS ROAD, TYSELEY INDUSTRIAL ESTATE, TYSELEY,  
BIRMINGHAM, B11 2LA (B11 2LF)



## FREEHOLD FOR SALE

PREDOMINANTLY GROUND FLOOR  
INDUSTRIAL/WAREHOUSE  
ACCOMMODATION

**16,000 sq.ft/1,486.43 sq.m**

- Secure/enclosed yard facility located to the rear.
- Forecourt parking.
- Accessed via a series of roller shutter and concertina doors.
- Open span.
- Gas fired central heating/gas fired blow heaters.
- Reclad roof structure – profiled metal sheet.
- Circa 4.5 miles south east of Birmingham City Centre.
- Circa 5 miles north west of Solihull Town Centre.



Stephens McBride Chartered Surveyors & Estate Agents  
Malvern House, New Road, Solihull, B91 3DL  
Tel: 0121 706 7766  
[www.smbsurveyors.com](http://www.smbsurveyors.com)

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## LOCATION

Tyseley is an extremely popular and well established industrial/warehouse/distribution location.

Birmingham City Centre is located approximately 4.5 miles north west and Solihull, circa 5 miles south east.

Main arterial routes serving the area include Warwick Road (A41), Coventry Road (A45) and Stratford Road (A34).

## DESCRIPTION

The subject premises provides predominantly ground floor, industrial/warehouse accommodation, including ancillary offices.

Benefits include;

- Forecourt parking.
- Prominent position.
- Enclosed/secure yard located to the rear (concrete surface).
- Side driveway, providing an off-street loading facility.
- Open span.
- Security shutters to all ground floor windows/main entrance.
- Gas fired central heating/blow heaters.
- Accessed via a series of roller shutter and concertina doors.

## ACCOMMODATION

16,000 sq.ft/1,486.43 sq.m

### **For More Information Contact:**

Robert Taylor BSc MRICS

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## MAINS SUPPLIES

The property has the advantage of a 3 phase electrical supply, gas, water and drainage.

## BUSINESS RATES

Rateable Value (April 2023) : **£50,500**

Rates Payable circa: **£25,250**

## CONSIDERATION

Offers are invited in excess of **£1.35 million (One million, three hundred & fifty thousand pounds)** for this valuable freehold interest with vacant possession.

## VAT

VAT is not applicable.

## LEGAL COSTS

Each party to bear their own proper reasonable legal costs.

## ANTI MONEY LAUNDERING

Two forms of ID will be required from the tenant

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## NOTICE

**STEPHENS MCBRIDE** - as agents for the Vendor and for themselves, give notice that:

1. These particulars do not constitute an offer, or contract, or any part thereof and none of the statements contained in the Particulars as to the property is to be relied on as a statement or representation of fact.
2. An intending Purchaser **MUST** satisfy himself by inspection or otherwise, as to the accuracy of the statements herein. Such statements are made in good faith but without responsibility on the part of Stephens McBride or the Vendor.
3. The Vendor does not make or give, nor is Stephens McBride or its staff authorised to make or give any representation or warranty in respect of this property.

In the event of any inconsistency between these particulars and the Conditions of Sale, the latter shall prevail.

## SUBJECT TO CONTRACT

The terms Vendor and Purchaser shall where the context requires be deemed to refer to Lessor and Lessee respectively.