

UNIT 9, TYSELEY INDUSTRIAL ESTATE, SEELEYS ROAD,  
BIRMINGHAM, B11 2LQ



**TO LET**

**GROUND FLOOR  
INDUSTRIAL/WAREHOUSE  
ACCOMMODATION**

**5,100sq.ft/473.8sq.m**

- Excellent off street loading/car parking
- Accessed via two, substantial, timber double doors/metal sliding gates
- Substantial three phase electrical supply.
- Gas fired blow heater/gas fired central heating
- Recently refurbished to a high standard
- Circa 4 miles south east of Birmingham City Centre
- Circa 5.5 miles north west of Solihull Town Centre



Stephens McBride Chartered Surveyors & Estate Agents  
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[www.smbsurveyors.com](http://www.smbsurveyors.com)

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## LOCATION

The subject premises are accessed by Seeleys Road, which in turn is accessed by the main Warwick Road (A41).

Immediate surrounding areas are established and extremely popular industrial/warehouse locations.

Birmingham City Centre is located approximately four miles north west and Solihull Town Centre, circa 5.5 miles south east.

Main arterial routes located within close proximity, include Stratford Road (A34) and Coventry Road/Small Heath Highway (A45).

## DESCRIPTION

The subject premises provides ground floor, industrial/warehouse accommodation.

Advantages include:

- Excellent off street loading/car parking/yard facility.
- Solid concrete floor structure (recently painted and sealed).
- Recently fully refurbished – all internal elevations painted.
- Excellent natural light.
- Floor mounted gas fired blow heater/gas fired central heating.
- Fully alarmed.
- 2, substantial access doors, each having a width of circa **10'6"/3.2m** and a height of **12'5"/3.78m**.
- Kitchen and toilet facilities.
- Fluorescent strip and sodium lighting.

## ACCOMMODATION

**5,100 sq.ft./473.8 sq.m.**

## ASKING RENTAL LEVELL

**£22,950 p.a. exclusive.**

## **For More Information Contact:**

Robert Taylor BSc MRICS

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## TERM

6 year, FRI lease (three year review pattern).

## RENTAL PAYMENTS

Quarterly in advance.

## VAT

VAT is applicable.

## BUSINESS RATES

Rateable Value: **£19,500**

Rates Payable: **Circa £9,500**

## ANNUAL INSURANCE PREMIUM

**£500.**

## MAINS SUPPLIES

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

## OCCUPATION

Immediate occupation is available on completion of all legal formalities.

## LEGAL COSTS

Each party to bear their own proper legal costs.

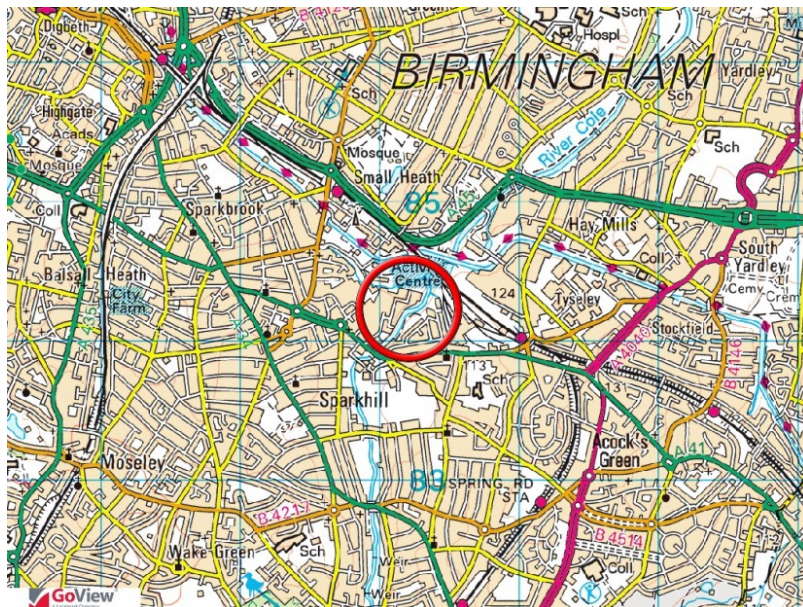
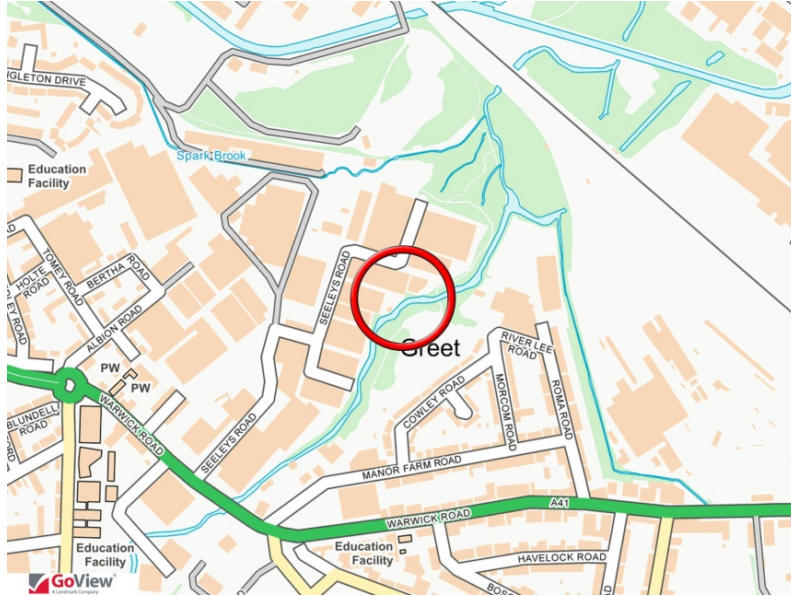
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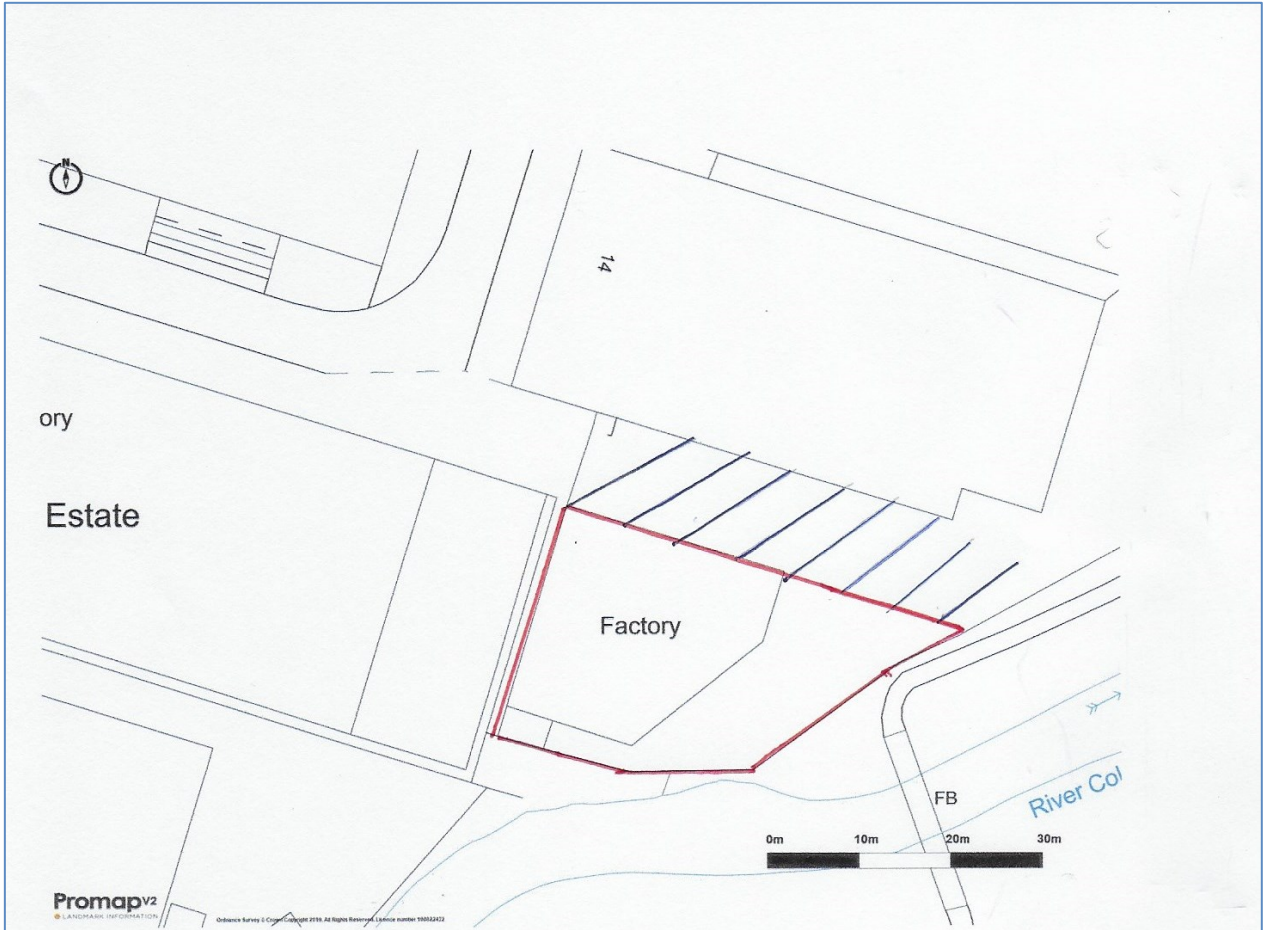
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## NOTICE

**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.