

# UNITS 9 & 14/14a TYSELEY INDUSTRIAL ESTATE, SEELEYS ROAD, TYSELEY, BIRMINGHAM, B11 2LQ (B11 2LF)



## FREEHOLD FOR SALE

### INDUSTRIAL/WAREHOUSE ACCOM.

**26,842 sq.ft/ sq.m**

- 2, detached, industrial/warehouse facilities.
- Extensive off street car parking/yard facilities – total site area circa, 1 acre/0.4 of a hectare.
- Series of substantial, roller shutter door access.
- Well maintained/excellent condition.
- Predominantly open span.
- Circa, 4 miles south east of Birmingham City Centre.
- Circa, 4.5 miles north west of Solihull Town Centre.
- Excellent communicational links.



Stephens McBride Chartered Surveyors & Estate Agents  
Malvern House, New Road, Solihull, B91 3DL  
Tel: 0121 706 7766

[www.smbsurveyors.com](http://www.smbsurveyors.com)

<https://www.linkedin.com/company/smb-alexander-stevens/>

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## LOCATION

The subject premises enjoys an extensive frontage onto Seeleys Road (Cul-de-sac).

Excellent communicational links. Nearby, main arterial routes include, Warwick Road (A41), Stratford Road (A34) and Coventry Road (A45).

Access to the national motorway network is provided by Junction 6 of the M42 motorway (Birmingham International Airport & Railway and NEC adjoin) (circa, 6.5 miles due east).

Birmingham City Centre is located approximately 4 miles north west and Solihull Town Centre circa, 4.5 miles south east.

## DESCRIPTION

The subject premises comprises 2, separate, self contained, industrial/warehouse facilities.

Advantages include:

- Excellent off street loading/car parking.
- Surfaced/secure yard facilities.
- Accessed via a series of substantial, roller shutter doors.
- Predominately open span.
- Floor and roof mounted gas fired blow heaters.
- Excellent natural light.
- Each property has the benefit of ancillary, high quality office accommodation. Recessed air conditioning. Glazed partitioning. Kitchen facilities.

## ACCOMMODATION

### Unit 9

Ground floor - **5,100 sq.ft/473.8 sq.m**  
Mezzanine Storage - **1,000 sq.ft/ sq.m**  
Total - **6,100 sq.ft/ sq.m**

## **For More Information Contact:**

### **SMB**

**Robert Taylor BSc MRICS**

M: 07831 627 117

E: [robert@smbsurveyors.com](mailto:robert@smbsurveyors.com)

**Oliver Beard**

M: 07384 575 158

E: [ollie@smbsurveyors.com](mailto:ollie@smbsurveyors.com)

T: 0121 706 7766

**EDWARD SIDDLE-JONES**

**Ryan Lynch**

T: 0121 638 0500

E: [Ryan@siddalljones.com](mailto:Ryan@siddalljones.com)

## Unit 14/14a

Ground floor - **17,484 sq.ft/ sq.m**  
Mezzanine Storage - **3,258 sq.ft/ sq.m**  
Total - **20,742 sq.ft/ sq.m**

**TOTAL ACCOMMODATION - 26,842 sq.ft/ sq.m**

## MAINS SUPPLIES

Each unit has primary metered mains electricity (3 phase), gas, water and drainage.

The site incorporates a substation.

## BUSINESS RATES

### Unit 9

Rateable Value **£25,500**  
Rates payable circa, **£12,750**

### Unit 14/14a

Rateable Value **£61,500**  
Rates payable circa, **£30,750**

## VAT

VAT is applicable

## CONSIDERATION

Offers in excess of **£1.8M (One Million, Eight Hundred Thousand Pounds)** are invited for this valuable freehold interest

## OCCUPATION

Immediate occupation is available on completion of all legal formalities.

## LEGAL COSTS

Each party to bear their own proper reasonable legal costs.

**SMB**  
Stephens McBride

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Unit 14/14a





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Unit 14/14a



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Unit 9



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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.