

TO LET




Unit H
Tyburn Trading Estate
Ashold Farm Road
Erdington
Birmingham
B24 9QG

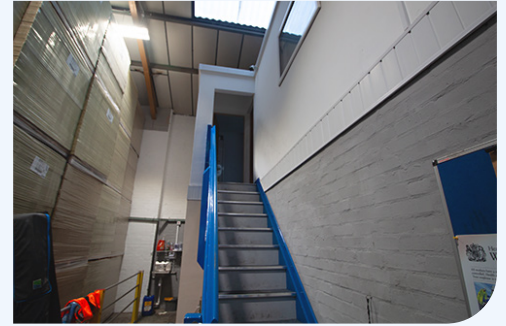
Industrial / Warehouse Unit
4,267 sq ft (396.45 sq m)

BROMWICH
ARDY
024 7630 8900
www.bromwichhardy.com

Unit H
Tyburn Trading Estate
B24 9QG

A self-contained Industrial/Warehouse unit on popular estate

 access to first floor
office space



Key Features



Height to
eaves 5.50m



Ground and
first floor offices



Six on-site
parking spaces



Three phase
power



Close to M6



Adjacent to
Jaguar Land Rover
Castle Bromwich





**Situted adjacent to
Jaguar Land Rover,
Castle Bromwich**

RENT: £37,500 per annum



LOCATION

The property is situated on the popular Tyburn Trading Estate off the Ashold Farm Road cul-de-sac which connects with the B4148 Tyburn Road via Holly Lane, close to the junction with the A38 Kingsbury Road, in close proximity to junctions 5 & 6 of the M6 motorway. The property is immediately adjacent to Jaguar Land Rover's Castle Bromwich works.

DESCRIPTION

The unit comprises a mid-terrace single bay of steel portal frame construction with concrete floor and generous loading door, 4.8m wide x 4.5m height. At ground floor level there is a lobby, reception and male and female WCs, and at first floor level is an open plan office with separate kitchen. The offices are well appointed with UPVC double glazed windows. There are three parking spaces to the immediate frontage plus three designated spaces in the general car park immediately opposite.

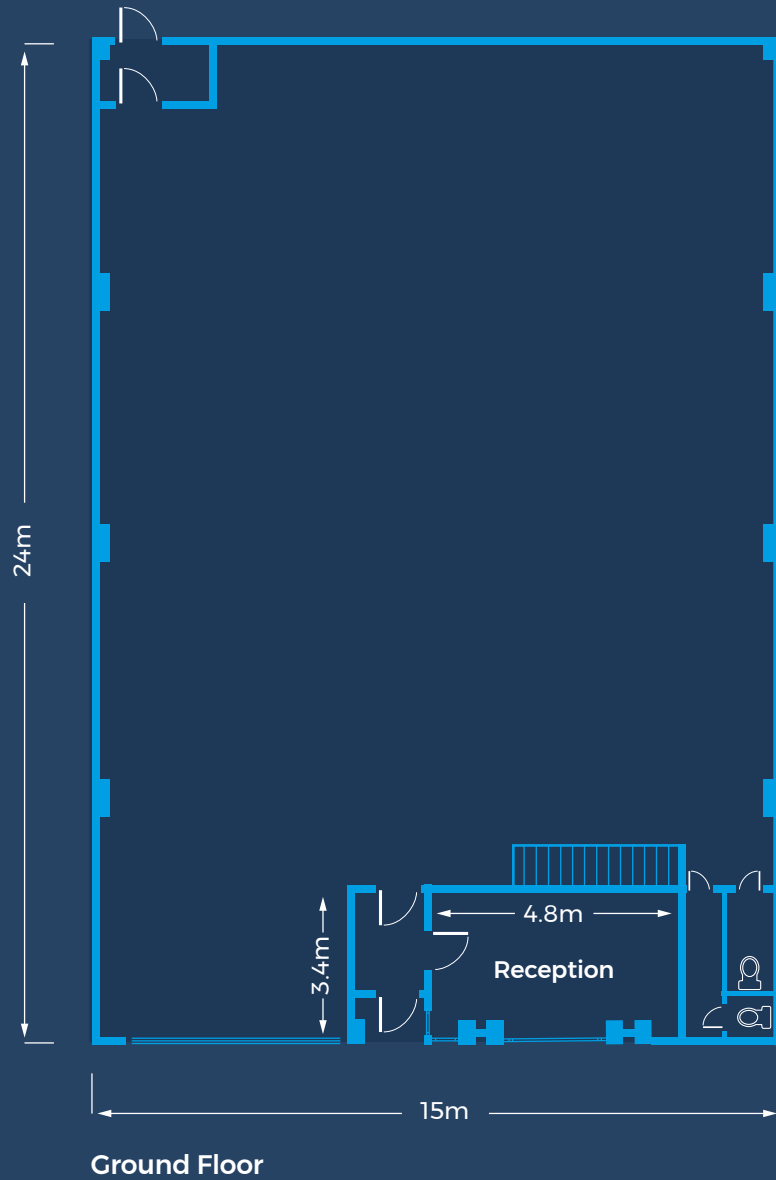
TENURE

The property is available on a new full repairing and insuring lease for a term of years to be agreed.

SERVICE CHARGE

Unit H is responsible for 3.97% of the Tyburn Trading Estate service charge, which for the period 1st January 2023 to 31st December 2023 was £3,854.

FLOOR PLAN

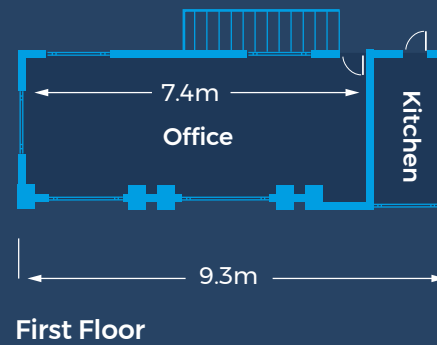


Clearance

Center height	7.1m
Eaves height	5.5m

Roller Shutter

Shutter width	4.8m
Shutter height	4.5m



ACCOMMODATION

Description	Sq ft	Sq m
Ground Floor	3,875	360.00
First Floor	392	36.45
Total (NIA)	4,267	396.45

EPC

The Energy Performance Rating for this property is E118. A copy of the certificate will soon be available upon request.





BUSINESS RATES

Rateable Value (2023):	£22,750.00
Rates Payable (2024/2025):	£11,352.20

Anti-Money Laundering

Please note that successful applicants will be required to pay a fee of £120.00 (including VAT), to enable us to process tenant or buyer details for the purposes of Anti-Money Laundering Regulations. We will also require identification documentation, to be arranged.

VIEWING

Strictly by appointment through sole agents.

VAT

The property is registered for VAT (Value Added Tax).

LEGAL COSTS

Each party is to bear their own legal and surveyor's costs incurred in the transaction.



BROMWICH
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