

59-61 Wharf Rd
Tyseley, Birmingham, B11 2DX

**SHEPHERD
COMMERCIAL**



TO LET

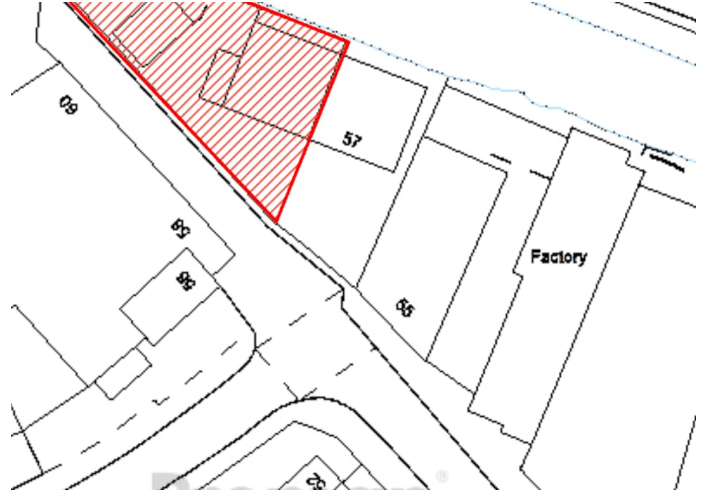
1,023 SQ FT
(95.04 SQ M)

£10,200 PER ANNUM

Industrial unit with secure yard and additional space to be created following demolition. Ideal for trade or storage use.

- Secure yard with gated access
- Additional yard space to be created
- Workshop approx. 1,023 sq ft
- Eligible for small business rates relief (subject to status)
- Established industrial location

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Summary

Available Size	1,023 sq ft / 95.04 sq m
Rent	£10,200 per annum
EPC	Upon enquiry

Description

A well-positioned industrial premises comprising a workshop with secure yard, offering excellent potential for occupiers requiring external space.

The property includes a semi-detached, portal frame workshop extending to approximately 1,023 sq ft, constructed with blockwork elevations and profile clad upper sections beneath a mono-pitched roof. Access is provided via a roller shutter door from the front yard.

Externally, the site benefits from a secure yard with palisade fencing and gated access, suitable for vehicle parking, storage, or general operational use.

To the rear of the site is a detached single-storey office building which is scheduled for demolition. Once removed, this will create a significantly larger open yard area, enhancing the overall usability of the site and making it particularly attractive to occupiers requiring substantial external space.

The property is well suited to a range of industrial and commercial uses, particularly trade, storage, and automotive occupiers.

Location

The property is situated at the northern end of Wharf Road in Tyseley, just off Wharfdale Road, within an established mixed industrial and residential area. The site benefits from proximity to local road networks and lies adjacent to the Grand Union Canal.

Terms

The property is available by way of a new lease for a term of 3 years or multiples thereof.

The property benefits from flexible use classes, including Class E (light industrial) and B8 (storage and distribution), making it suitable for a range of occupiers.

Accommodation

- Workshop: approx. 1,023 sq ft
- External: Secure yard
- Additional yard area to be created following demolition of existing office building

Business Rates

The property has a rateable value of £11,500 and may qualify for small business rates relief, subject to occupier status.

Viewings

Strictly by appointment through Shepherd Commercial.



Charlie Boswell

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