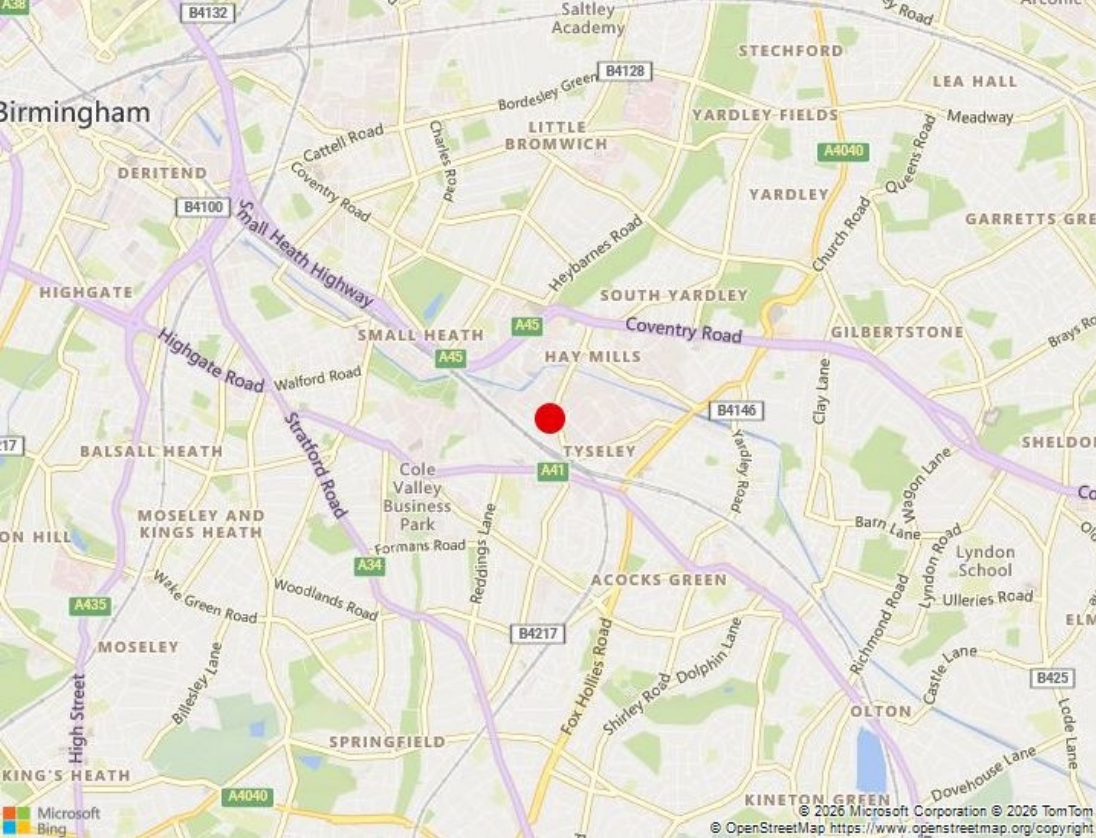


# MODERN INDUSTRIAL/WAREHOUSE - TO LET

Unit 53 Rovex Business Park, Redfern Road, Tyseley, Birmingham, West Midlands, B11 2AG

30,185 SqFt (2,804.19 SqM) | £195,000 per annum exclusive





## KEY FEATURES

- Well maintained estate with onsite security 4pm - 7am
- Located within a prominent and established business park
- Warehouse accommodation with roller shutter access
- 7.5m minimum working height to eaves
- Integrated two storey offices
- Designated parking with estate car park to the rear

## LOCATION

The premises are situated within Rovex Business Park in the Tyseley district of Birmingham. Tyseley is situated to the eastern side of the City Centre and is within 6 miles distance of the M6 Motorway at Junction 6 (Spaghetti Junction) and 6 miles of the M42 Motorway at Junction 6. The premises also provide convenient access to Birmingham international airport, the NEC and Birmingham international railway station. The surrounding area is well established for industrial and commercial occupiers, making the location a popular and practical location for a range of business uses.

## DESCRIPTION

The property comprises a detached, twin-bay warehouse incorporating two storey offices with gated apron loading situated prominently within Rovex Business Park in the Tyseley district of Birmingham. The premises comprise of steel frame over brick construction surmounted by an insulated profile steel multi pitched roof covering with roof lights in part. The building benefits from two roller shutter access doors and has a minimum working eaves height of 7.5m. Designated parking within shared estate car park to the rear.



Area	SqFt	SqM
Warehouse	25,631	2,381.12
Ground Floor Offices	2,277	211.53
First Floor Offices	2,277	211.53

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## TERMS

The premises are available by way of full repairing and insuring lease for a term of 5 years to be agreed.

## ASKING RENT

£195,000 per annum exclusive

## SERVICE CHARGE

A Service Charge is payable towards the costs of maintenance of common areas within the estate. Further details are available on application.

## EPC

Assessment awaited following ongoing refurbishment.

## BUSINESS RATES

Interested parties are advised to make their own enquiries with the Local Authority (Birmingham) for verification purposes.

## MONEY LAUNDERING

In accordance with Anti Money Laundering Regulations, two forms of ID and confirmation of the source of funding will be required from the successful applicant.

## LEGAL COSTS

Each party will be responsible for their own legal costs incurred in the transaction.

## VAT

All figures quoted are exclusive of VAT which will be payable

## VIEWING

Strictly by prior appointment, please contact:



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E: [ben.nicholson@burleybrowne.co.uk](mailto:ben.nicholson@burleybrowne.co.uk)



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