



TO LET

BRAND NEW INDUSTRIAL / WAREHOUSE UNIT

**14 PENTOS DRIVE
TYSELEY
BIRMINGHAM
B11 3TA**



12,313 sq. ft. (1,114 sq. m.)

Approx. Gross Internal Area

- Industrial Warehouse close proximity to Birmingham City Centre
- Flexible lease and competitive terms available
- Available late September



Location:

14 Pentos Drive is accessed off Formans Road is in Tyseley which is an established industrial region of Birmingham. The Estate is located approximately 4 miles South East of Birmingham City Centre closely linking junction 6 of the M6. The A45 provides direct access to the City Centre as well as Coventry. The nearby A41 links Solihull and junction 5 of the M42 motorway.



Description:

A brand new building of steel frame construction with 4 ground level electric roller shutter doors and an eaves height of approx. 9m. The unit also benefits from 230KvA incoming power, 40Kn/m2 floor loading capacity and roof lights.

The estate benefits from gated entry via a private road. Parking is available to the front of the unit.

Accommodation:

AREAS	SQM	SQFT
Total Gross Internal Floor Area	1,114	12,313

Business Rates:

2023 Rateable Value: TBC

EPC:

EPC Rating: TBC

Tenure:

The property is available by means of a new full repairing and insuring lease upon terms to be agreed.

Quoting Rent:

Upon application.

Services:

The agent has not tested any apparatus, equipment, fixture, fittings or services and so cannot verify they are in working order or fit for their purpose. The tenant is advised to obtain verification from their solicitor or surveyor.



Money Laundering:

The money laundering regulations require identification checks are undertaken for all parties leasing property. Before a business relationship can be formed, we will request proof of identification for the leasing entity.





Legal Costs:

Each party to bear their own legal costs incurred in any transaction.

VAT:

All prices quoted are exclusive of VAT, which may be chargeable.

Viewing:

Strictly via sole agents:

**Harris Lamb
4th Floor
4 Brindleyplace
Birmingham
B1 2LG**

Tel: 0121 455 9455

**Contact: Ashley Brown
Email: Ashley.brown@harrislamb.com**

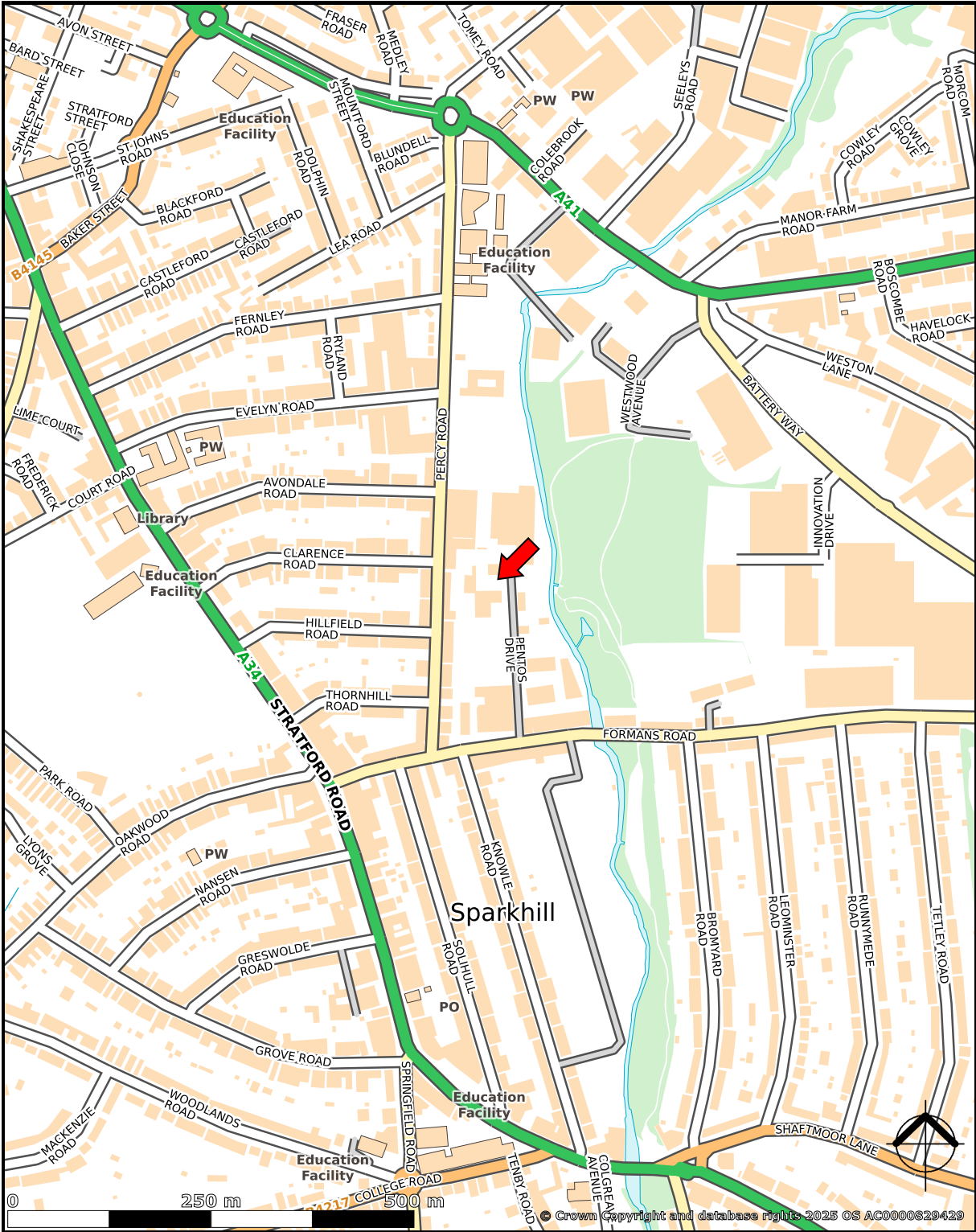
Ref: TBC

Date: September 2025

Subject To Contract



14 Pentos Drive, Tyseley, Birmingham, B11 3TA



created on **edozo** Plotted Scale - 1:7,500

This map is published for convenience of identification only and although believed to be correct, is not guaranteed and it does not form any part of any contract