

Redfern Industrial Park

REDFERN PARK WAY | TYSELEY | BIRMINGHAM | B11 2BF

To Let - **Unit B**
Warehouse/Industrial Facility

100,406 sq ft

REFURBISHMENT COMPLETE
AVAILABLE NOW



redfernindustrialpark.co.uk

Destination	Distance	Drive Time
A45	2 miles	5 minutes
Birmingham	5 miles	15 mins
A38	5 miles	16 mins
M6	6 miles	18 mins
M42 J5 via A41	7 miles	20 mins
M42 J6 via A45	7 miles	20 mins
Coventry	15 miles	33 mins
Northampton	35 miles	50 mins
London	116 miles	2hrs 30 mins



Specification



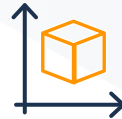
8m eaves height



7 dock level loading doors



2 ground level access doors



31m yard depth



110 car parking spaces



Sprinkler system installed



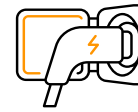
Two storey office



Warehouse fully lit



Power Supply of 510 kva



EV chargers available

Accommodation	Sq Ft	Sq M
Warehouse	94,292	8,760
Offices	5,780	537
Mezzanine	334	31
TOTAL	100,406	9,328

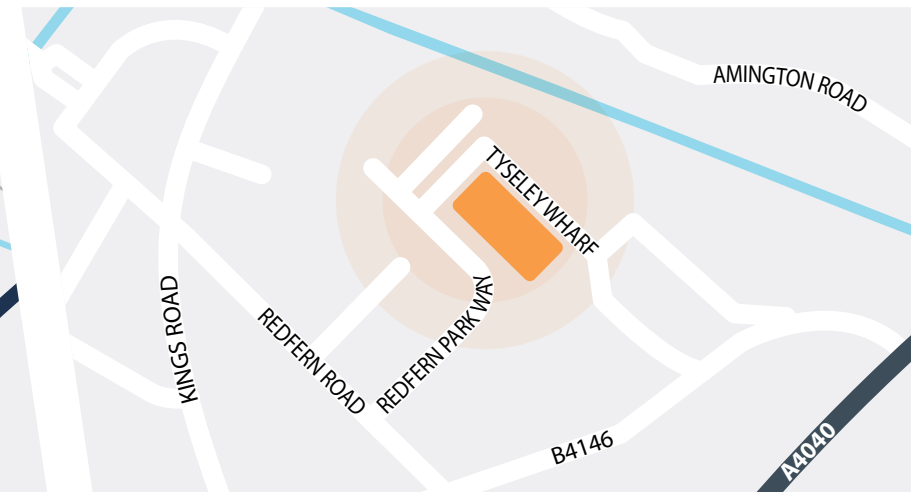
Potential for 2 more dock level doors



Location

Tyseley is approximately 5 miles south east of Birmingham city centre. Birmingham benefits from excellent access to the national motorway network, including the M5, M6 and M42 motorways, making it a sought after location.

Situated in a prominent and established commercial position, the property lies between the A41 and A45, the two principal routes between the city centre and the M42 motorway. Tyseley Train Station is in close proximity, with Birmingham International Airport and Train Station approximately 6 miles away to the east of Tyseley.



VAT

VAT will be chargeable at the current rate.

EPC

EPC rating of 'B'.

Terms

The property is available on a leasehold basis by way of a new full repairing and insuring lease. Rent on application and all terms exclusive of VAT

Legal Costs

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

Services

We understand this property has connections to mains services however there is no gas supply. Interested parties are advised to make their own enquiries of the relevant authorities regarding the use of these services.

Money Laundering

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

Planning

The unit benefits from planning consent for E(g)(iii), B2, and B8 uses.

Business Rates

To be reassessed now that the building refurbishment has completed.



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