



# TYSELEY PARK

---

BIRMINGHAM | B11 2DF

NEWLY REFURBISHED MODERN INDUSTRIAL/WAREHOUSE UNIT

58,424 SQ FT (5,427 SQ M)

TO LET



BOUNDARIES ARE INDICATIVE ONLY



AVAILABLE NOW

# SPECIFICATION



6.8m eaves  
(5.3m haunch  
height)



Steel insulated roof  
and portal frame  
construction



LED lighting



2 electric roller  
shutter doors



Ancillary ground and  
first floor offices



Fenced and  
gated unit



Reception area,  
canteen and  
toilet facilities



Potential to install  
large electrical  
supply



Current supply  
of 280 kVA, with  
additional capacity  
of up to 6000 kVA







## WHARFDALE RD /// TYSELEY /// BIRMINGHAM /// B11 2DF

Located off B4146 Wharfdale Road in Tyseley, Birmingham

4.3 miles from Birmingham City Centre

Junction 6 of the M6 located some 6 miles to the north

M42 is located approximately 6 miles to the east

### ROAD

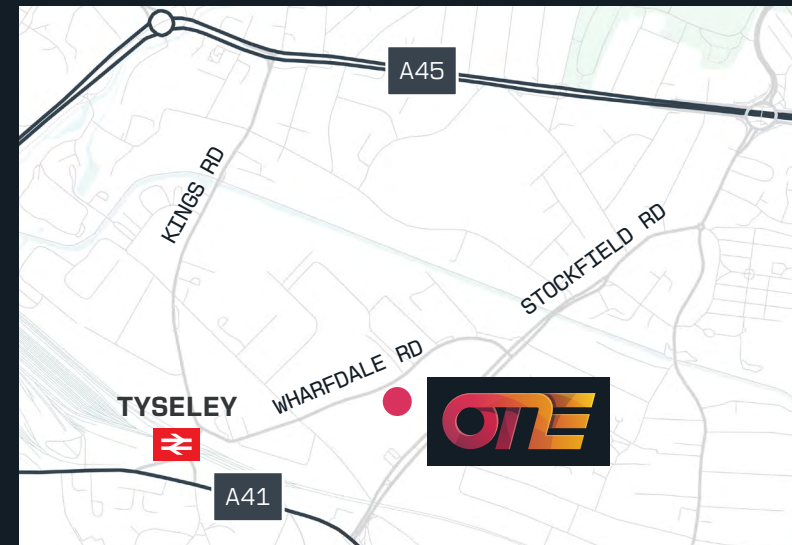
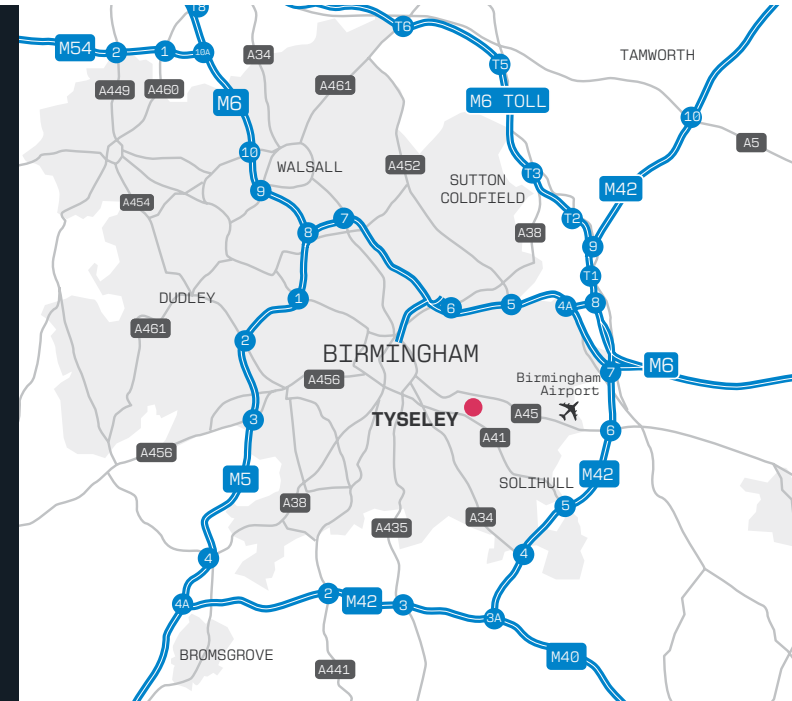
Birmingham City Centre	4.3 miles
Birmingham Curzon St/HS2	4.2 miles
NEC	6.8 miles
M6 J6	6.3 miles
M42 J6	6.1 miles
M40 J16	10.3 miles
M1 J19	30.6 miles

### RAIL

Tyseley Train Station	0.2 miles
Birmingham Intl. Station	6.1 miles

### AIRPORTS

Birmingham Intl. Airport	5.5 miles
East Midlands	38.9 miles





# TYSELEY PARK

**Business Rates** /// 2023 Rateable Value (Warehouse and Premises) £140,000. **EPC** /// B (48).

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

**Viewing** /// Please contact the joint agents to arrange an appointment.



**CHRIS KEYE**  
M: 07951 147 421  
T: 0121 147 421  
E: [chris.keye@darbykeye.co.uk](mailto:chris.keye@darbykeye.co.uk)



**EDWARD KENNERLEY**  
M: 07972 187 779  
T: 0121 200 2220  
E: [edward.kennerley@knightfrank.com](mailto:edward.kennerley@knightfrank.com)



**NEIL SLADE**  
M: 07766 470 384  
T: 0121 455 9455  
E: [neil.slade@harris lamb.com](mailto:neil.slade@harris lamb.com)