

Units 18 & 19 Klaxon Industrial Estate, Warwick Road, Tyseley, B11 2HA



**TO LET**

First and Second Floor Open Plan Workshop/Storage

Gross Internal Area: 12,000 ft<sup>2</sup> (1,114.84 m<sup>2</sup>)

### Location

Klaxon Industrial Estate is accessed off the main (A41) Warwick Road close to its junction with Wharfedale Road, Tyseley.

The property is conveniently situated for access to Birmingham City Centre located 2.5 miles to the north west and Solihull Town Centre situated approximately 3 miles to the south east via the Warwick Road.

Birmingham International Airport and Railway, NEC and J6 of M42 Motorway are located approximately 4.5 miles south east via dual carriageway access.

### Description

The property is accessed via a communal driveway, offering ample loading room and briefly comprises of first and second floor storage / workshop premises which are accessed via a single goods lift and stairwell.

The premises are open plan with generous ceiling height and windows to both sides with storage heating and WC facilities.

Externally the estate benefits from ample car parking.

### Accommodation

**Total (GIA) 12,000 ft<sup>2</sup> (1,114.84 m<sup>2</sup>) approximately**

### Rental / Terms

The property is available to let on a new flexible lease with length to be agreed at a low rental of £18,000 per annum exclusive.

### Rateable Value

Ratings taken from the VOA website:

Unit 18 - £7,300

Unit 19 - £5,200



Siddall Jones | The Mint | 95 Icknield Street | Birmingham | B18 6RU

### VAT

All prices quoted are exclusive of VAT which is payable on the rental.

### Town Planning

We have been verbally advised by Birmingham City Council, that the property can be used under Use Class B1 (light industrial) and B2 (General Industrial).

### Services

We understand that the property has the benefit of all mains services and three phase electricity.

The agents have not tested any of the service installations and prospective tenants are advised to make their own enquiries as to the suitability of these installations.

### Legal Costs

The property is available by way of a standard law society lease, provided by the landlord at no cost to the tenant.

### Energy Performance Certificate

Available upon request from the agent

### Availability

The property is available immediately, subject to the completion of legal formalities.

### Viewings

Strictly via the sole agent Siddall Jones on 0121 638 0500



T: 0121 638 0500