

# To Let

Units 1 – 6 7,420 – 25,618 sq ft  
(689 – 2,380 sq m)

## Tyseley

Kings Road Industrial Estate,  
Kings Road, Tyseley,  
Birmingham B11 2AX

- Refurbished
- Fully fenced, security gates
- Integral offices
- Direct access to A45 to Birmingham or M42 & M6, Birmingham International Airport and NEC



# To Let

## Kings Road Industrial Estate, Kings Road, Tyseley B11 2AX 7,420 – 25,618 sq ft (689 – 2,380 sq m)



### Description

Kings Road Industrial Estate comprises of 6 units conveniently located off the A45 linking to Birmingham city centre, M42 motorway, Birmingham International Airport and the NEC. The estate is fully fenced and benefits from lockable gates. The units will be offered refurbished and enjoy integral office accommodation and their own parking/loading areas. All units provide mains services including, water, gas and 3 phase 100 amp electricity supplies. The units are suitable for a range of uses including trade counter, storage, and manufacturing.

### Leases

We are able to offer a range of commercial leases to suit individual needs.

For the established business that is looking to secure their future, we offer 10 year plus institutional style leases with reviews every 5 years, and 3 or 5 year fixed term leases without rent reviews all at a market based rent. These leases are subject to a separate service charge to cover the upkeep of the whole estate to a high standard, and you will be responsible for the repair and maintenance of your own property.

For newer businesses who want flexibility we offer our unique Flexilet lease which is a simple “Easy in – Easy out” contract which offers flexibility where you may leave by giving 3 months written notice at any time after 12 months occupation. There are no hidden extras: your rent includes buildings insurance, service charge, and external repair/re-decoration – you simply leave the premises in the condition they were given to you.

These are our standard range of products, but we can also provide a specific contract that will suit your needs. We aim to make leasing a simple process on all our products allowing you to take occupation in days.

### Viewing/Enquiries

For further information or to arrange a viewing, please contact Industrious on

**0800 731 71 70**

or contact our appointed agents.



Industrious Property supports the aims and objectives of the Commercial Leases Code of Practice for England and Wales. A copy of the code may be obtained from your advisors or direct from RICS Business Services Ltd, Royal Institution of Chartered Surveyors, 12 Great George Street, London SW1P 3AD. You should be aware that The Code of Practice on Commercial Leases in England and Wales strongly recommends you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement. The code is available through professional institutions or through the website [www.commercialleasecodeew.co.uk](http://www.commercialleasecodeew.co.uk)

