

HAYHALL  
BUSINESS PARK

## MANOR HOUSE

REDFERN ROAD  
TYSELEY  
BIRMINGHAM  
B11 2BE



# TO LET

**PERIOD OFFICE ACCOMMODATION**  
extending to 4,385 sq ft (407 sq m)  
building can be refurbished to meet occupiers requirements.



HAYHALL  
BUSINESS PARK

## MANOR HOUSE

REDFERN ROAD  
TYSELEY  
BIRMINGHAM  
B11 2BE





HAYHALL  
BUSINESS PARK

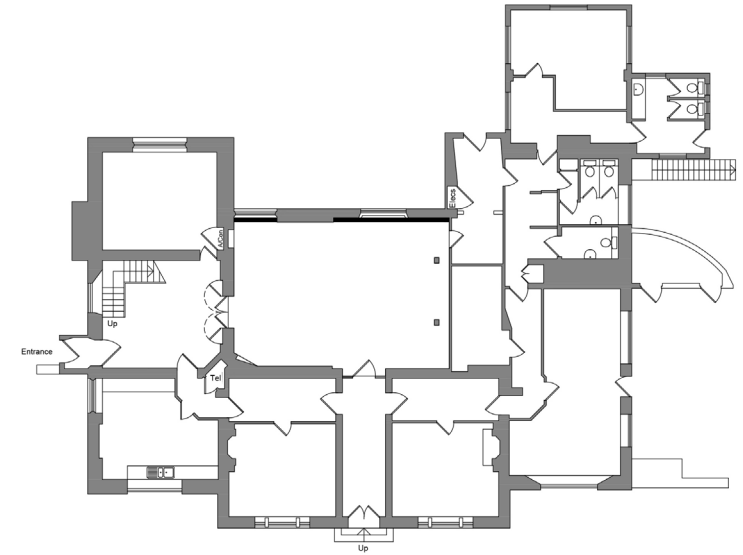
## MANOR HOUSE

REDFERN ROAD  
TYSELEY  
BIRMINGHAM  
B11 2BE

### FLOOR LAYOUT

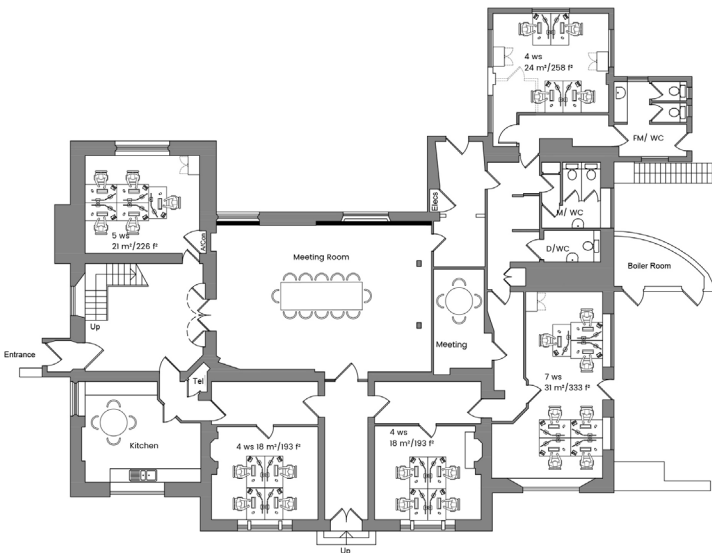


First Floor

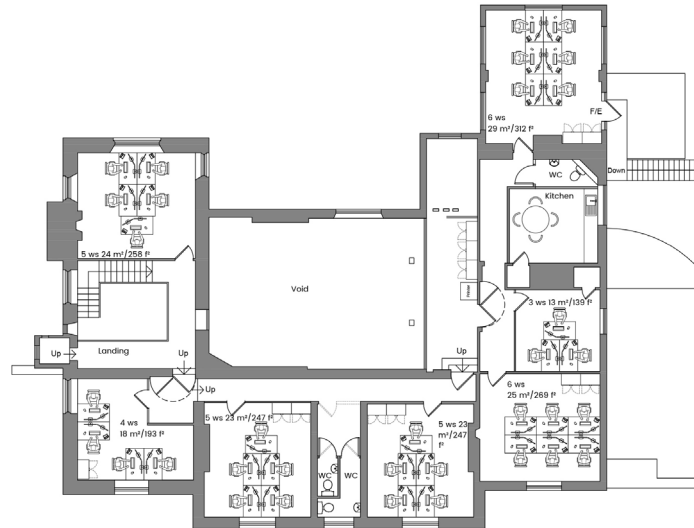


Ground Floor

### POTENTIAL DESK FLOOR LAYOUT



Ground Floor



First Floor

### SITE BOUNDARY





REDFERN ROAD  
TYSELEY  
BIRMINGHAM  
B11 2BE

### ABOUT THE MANOR HOUSE

- Unique listed self contained office building with gardens
- Main dedicated entrance off Redfern Road
- Dedicated car park with approximately 32 spaces
- Benefits from large reception, board room and a mix of cellular offices
- All mains services are believed to be available

### RATING

The RV is believed to be £39,750 and the incoming tenant will need to make enquiries to the local VOA.

### LEASE

The property is available on a Full Repairing and Insuring lease for a minimum term of 10 years.

### SERVICE CHARGE

Available upon application.

### EPC

Available on request.



Hay Hall, early 20th century (Birmingham Libraries)



HAYHALL  
BUSINESS PARK

## MANOR HOUSE

REDFERN ROAD  
TYSELEY  
BIRMINGHAM  
B11 2BE

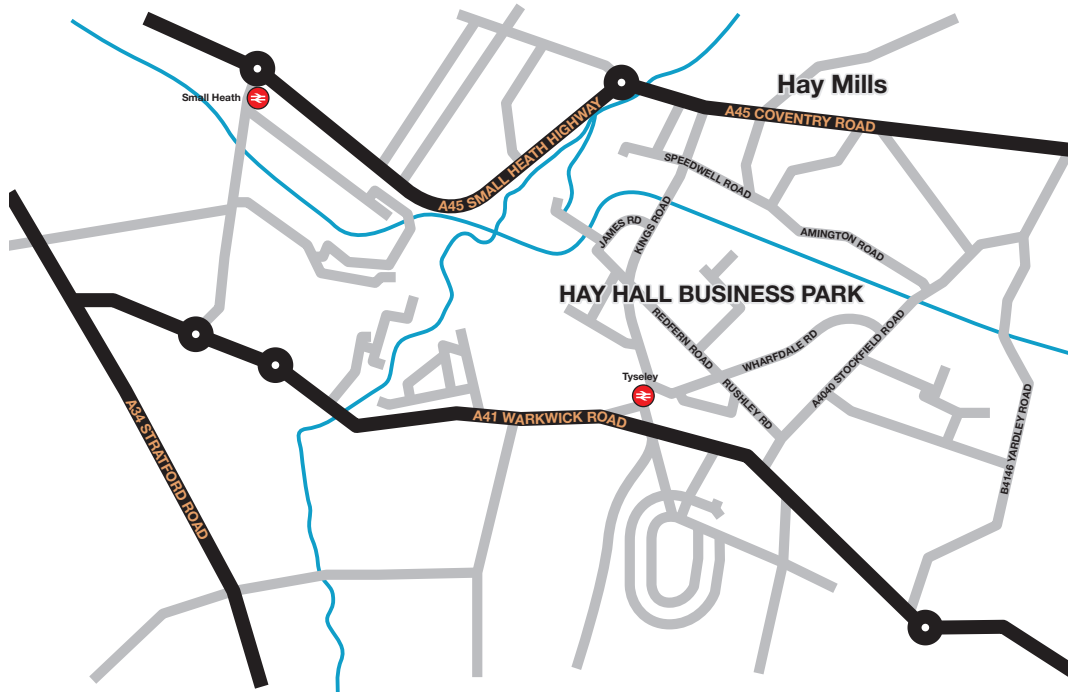


### LOCATION

The premises are located within the Hay Hall Business Park which is accessed via Redfern Road.

The business park is located approximately 5 miles to the south east of Birmingham City Centre. The A45 Coventry Road provides excellent access to the City Centre, Birmingham International Airport and Junction 6 of the M42 which in turn provides access to the wider Midland motorway network including the M6 and M5.

Major occupiers within the area include Veolia, Euro Packaging, Grayson Thermal Systems together with the Tyseley Energy Recovery Facility.



### PUBLIC TRANSPORT



- Birmingham Airport - 6.5 miles



- Acocks Green - 0.5 miles
- Tyseley - 0.7 miles
- Birmingham New Street - 5.8 miles



- Number 36 every 45 minutes via Igo from Redfern Road
- Number 4A every 30 minutes via National Express West Midlands from Knights Road to Birmingham
- Numbers 60 / X1 / X2 every 9 minutes from Coventry Road to Birmingham New Street

**EXCELLENT ACCESS TO THE CITY CENTRE,  
BIRMINGHAM INTERNATIONAL AIRPORT &  
JUNCTION 6 OF THE M42**



HAYHALL  
BUSINESS PARK

## MANOR HOUSE

REDFERN ROAD  
TYSELEY  
BIRMINGHAM  
B11 2BE



**VIEWING:** Strictly by appointment, please contact:



Steven Hannaford  
steven.hannaford@burleybrowne.co.uk

Ben Nicholson  
ben.nicholson@burleybrowne.co.uk



Nigel Tripp  
ntripp@kwboffice.com

Alex Evans  
aevans@kwboffice.com

**ASSET MANAGED BY:**



**FI** REAL ESTATE  
MANAGEMENT

**0845 500 61 61**  
[www.fi-rem.com](http://www.fi-rem.com)

FIREM Ltd for themselves and any joint agents, vendors or lessors of this property whose agents they are, give notice that, (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, or any part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given with all good faith without responsibility and any intending tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the accuracy; (iii) no person in the employment of FIREM Ltd or any joint agency has any authority to make or give any representations or warranty in relation to this property. June 2019.