

**MASON  
YOUNG**

PROPERTY CONSULTANTS

**TO LET**

**GROUND FLOOR WAREHOUSE &  
FIRST FLOOR OFFICES WITH YARD**



**UNIT 24, 20 JAMES ROAD,  
TYSELEY, BIRMINGHAM, B11 2BA  
3,063 SQ FT (284.6 SQ M)**

- SECURE GATED YARD
- ESTABLISHED LOCATION
- VARIETY OF USES (STP)
- FLEXIBLE TERMS

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6 Warstone Mews  
Warstone Lane  
Jewellery Quarter  
Birmingham  
B18 6JB

## LOCATION

The property is situated on James Road in the established industrial area of Tyseley, Birmingham. Located nearby is the A45 Coventry Road which provides a vast variety of independent and national businesses with a range of takeaways and retail shops. The A45 Small Heath Highway is located approximately 0.6 miles from the premises which provides access to the wider Birmingham conurbation. Birmingham City Centre is located approximately 3½ miles from the premises. Tyseley Train Station is in close proximity to the premises and provides regular public transport to and from Birmingham City Centre.

## DESCRIPTION

The premises comprise of a two-storey brick built building with corrugated metal sheet cladding, surmounted by a pitched roof. Internally, the property benefits from solid floor with part carpet and part laminate covering, plastered and painted walls and ceiling, LED strip lights and inset spot lights in part, gas central heating, three phase electricity, perimeter power points, kitchen and WC facilities. Externally, the property benefits from a secure gate, palisade fencing, metal roller shutters and concrete yard to front of the premises.

## ACCOMMODATION

AREA	SQ FT	SQ M
Ground Floor	1,821	169.2
First Floor	1,242	115.4
<b>Total</b>	<b>3,063</b>	<b>284.6</b>

## PLANNING

Interested parties should contact Birmingham City Council Planning Department on 0121 303 1115.

## SERVICES

We are advised all main services are connected to include gas and three phase electricity.

Mason Young Property Consultants has not checked and does not accept responsibility for any of the services within this property and would suggest that any in-going tenant or occupier satisfies themselves in this regard.

## ENERGY PERFORMANCE CERTIFICATES

Details available upon request.

## TENURE/RENT

The property is available on a leasehold basis at a quoting rent of £32,500 per annum exclusive, subject to contract. Terms to be agreed.

## BUSINESS RATES

The property is currently listed within the 2023 rating listing as have a rateable value of £8,000. Rates payable will be in the region of £3,992 per annum.

Interested parties are advised to make their own enquiries to Birmingham City Council on 0121 303 5511.

## MONEY LAUNDERING

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

## VAT

We understand that the property is not elected for VAT.

## LEGAL COSTS

Each party to be responsible for their own legal costs incurred during this transaction.

## VIEWING

Strictly by prior appointment with sole agents, Mason Young Property Consultants.

## CONTACT DETAILS

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