

# MASON YOUNG

PROPERTY CONSULTANTS

# TO LET

## INDUSTRIAL/WAREHOUSE PREMISES



**UNIT 5-7 LYNCROFT ROAD, TYSELEY,  
BIRMINGHAM, B11 3EJ**

**6,079 SQ FT (564 SQ M)**

- MEZZANINE FLOOR
- METAL ELECTRIC ROLLER SHUTTER
- SELF CONTAINED
- PROMINENT LOCATION

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6 Warstone Mews  
Warstone Lane  
Jewellery Quarter  
Birmingham  
B18 6JB



## LOCATION

The property is located on Lyncroft Road, Tyseley. Birmingham City Centre is located approximately 5.1 miles North-West from the subject premises. There are excellent transport links such as Spring Road Train Station which is situated 0.6 miles away from this premises and Hall Green Train Station which is located approximately 1 mile away from the subject premises.

## DESCRIPTION

The property comprises of a mid-terrace single storey industrial unit surmounted by a double pitched roof. Internally the property benefits from a steel portal frame, concrete flooring, breeze block elevations, LED lights, three phase electricity and a mezzanine floor. Externally, the building benefits from a metal electric roller shutter. The property has an eaves height ranging from 3.85m to 5.86m.

## ACCOMMODATION

AREA	SQ FT	SQ M
Ground Floor	5,653	525.2
First Floor	426	39.6
<b>TOTAL</b>	<b>6,079</b>	<b>564.8</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 mains gas, water 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 at a rent of £35,000 per annum exclusive, subject to contract. Terms to be agreed.

## BUSINESS RATES

The property is currently listed within the 2017 rating listing as have a rateable value of £13,000. Rates payable will be in the region of £6,487 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

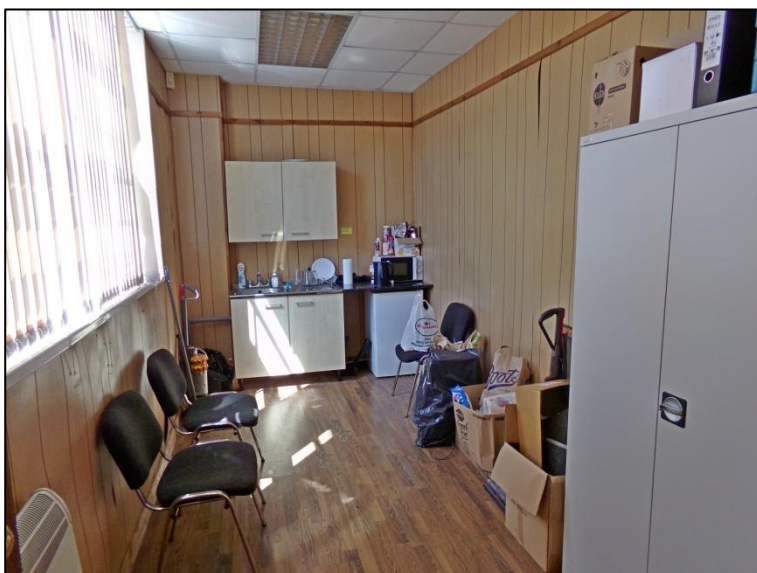
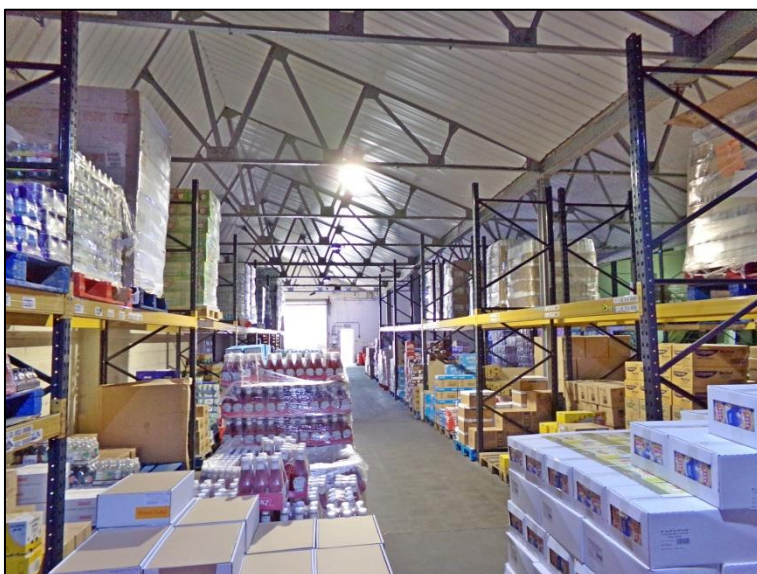
Each party to be responsible for their own legal costs incurred during this transaction.

## VIEWING

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

## CONTACT DETAILS

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