

**MASON  
YOUNG**

PROPERTY CONSULTANTS ■

**TO LET**

**INDUSTRIAL PREMISES  
WITH SECURE YARD**



**129-133 WESTON LANE, TYSELEY,  
BIRMINGHAM, B11 3RR  
3,795 SQ FT (352.57 SQ M)**

- FLEXIBLE TERMS
- INTEGRAL OFFICE
- FORECOURT PARKING
- ESTABLISHED INDUSTRIAL LOCATION

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Warstone Lane  
Jewellery Quarter  
Birmingham  
B18 6JB

## LOCATION

Weston Lane is accessed from Reddings Lane or Battery Way, both of which are accessed from the Warwick Road (A41), in the Tyseley area of Birmingham. Tyseley is a densely populated mixed commercial and residential suburb lying some 3 miles south of Birmingham city centre. Warwick Road (A41) is an arterial route into the City Centre, which is some 3 miles north and the M42 Motorway at Junction 5, which is some 5 miles southwest.

## DESCRIPTION

The property comprises a detached warehouse premises of steel truss construction with brick and block infill and steel profile pitched roof over incorporating Georgian wired roof lights. The building has been extended to the rear to create an additional annexe of brick and block work with profile clad pitched roof and translucent roof lights. The property benefits from loading door to the front elevation as well as two further level loading doors which are accessed via a private access road, which provides access to a rear yard and steel storage container. The premises benefit from ground floor reception / office areas which benefit from heating, double glazed windows, WC facilities and carpet covered flooring. The warehouse benefits from WC facilities and inspection room as well as first floor canteen space. The property has CCTV, new electrical EICR certification and an alarm system.

Externally the property benefits from a secure yard, accessed via an electric gate and forecourt parking for multiple vehicles. Additional parking is available on street locally.

## ACCOMMODATION

AREA	SQ FT	SQ M
Ground Floor	3,795	352.57
<b>Total</b>	<b>3,795</b>	<b>352.57</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 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 £30,000 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 £13,250. Rates payable will be in the region of £6,611.75 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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