





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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6 Warstone Mews 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
Total	3,795	352.57

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 $\pounds 30,000$ 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 $\pounds13,250$. Rates payable will be in the region of $\pounds6,611.75$ 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

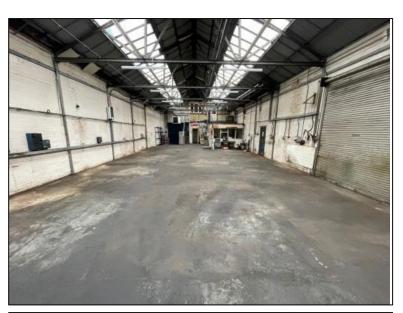
Each party to be responsible for their own legal costs incurred during this transaction.

VIEWING

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

CONTACT DETAILS

Arjamand Farooqui BSc (Hons) Tel: 0121 285 3535 Mob: 07929 410 481









Property Misrepresentation Act: Mason Young Property Consultants for themselves and for the vendors or lessors of this property, whose agents they are, give notice that: (I) these particulars are for guidance only and do not constitute any part of an offer or contract. (II) all descriptions, dimensions, references to condition and necessary permissions for use and occupation together with all other details are given in good faith and are believed to be correct. However, any intending purchasers or tenants should not rely upon them as statements or representations of fact and must satisfy themselves by inspection or otherwise as to the correctness of each of them. (III) no person in the employment of Mason Young Ltd or any joint agents has any authority to make or give any representation or warranty whatsoever in relation to this property. (IV) reference to any gas, electrical or other fixtures, fittings, appliances or services have not been tested and no warranty is given or implied as to their availability, adequacy, condition or effectiveness. (V) males otherwise stated all prices and rentals quoted are exclusive of any Value Added Tax to which they may be subject. (VI) Mason Young have not had the opportunity to inspect any title documentation and intending purchasers or tenants should verify the information through their legal advisor. (VII) information on Town & Country planning matters and Rating matters has been obtained by verbal enquiry only from the appropriate Local Authority. Prospective purchasers are recommended to obtain written information thereof. (VIII) No environmental audit or investigation has been carried out on the property and no Environmental Report has been inspected. We have not carried out an inspection for asbestos and no Asbestos Register has been viewed. Potential purchasers/ tenants should satisfy themselves on the above matters through enquiries of their Surveyor/ Solicitor. (IX) Mason Young Property Consultants is the trading name of Mason Young Ltd.