

**MASON
YOUNG**

PROPERTY CONSULTANTS

TO LET

**GROUND FLOOR WAREHOUSE WITH
FIRST FLOOR OFFICES**



**20 JAMES ROAD, TYSELEY,
BIRMINGHAM, B11 2BA**
2,088 SQ FT (194 SQ M)

- MAIN ROAD FRONTAGE
- ESTABLISHED LOCATION
- VARIETY OF USES (STP)
- FLEXIBLE TERMS

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6 Warstone Mews
Warstone Lane
Jewellery Quarter
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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 a flat roof over. Internally, the property is arranged to provide industrial premises on the ground floor, which benefits from a solid concrete floor with full height brick walls, strip fluorescent lighting and gas warm air blower heaters, kitchen and separate WC facilities. The property is accessed via an electronic roller shutter to the front of the building as well as a single door located to the side. The unit benefits from CCTV and an alarm system. The first-floor offices benefit from solid floors with laminate floor covering, painted and plastered walls, suspended ceiling with Cat 2 & LED lighting and air conditioning, UPVC double glazed windows and internal security grilles to the windows.

ACCOMMODATION

AREA	SQ FT	SQ M
Ground Floor	1,048	97.3
First Floor	1,040	96.5
Total	2,088	194

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 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 £22,500 per annum exclusive, subject to contract. Terms to be agreed.

BUSINESS RATES

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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