

**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)**

- EXTERNAL YARD – 1,720 SQ FT
- ESTABLISHED LOCATION
- SUITABLE FOR A VARIETY OF USES
- FLEXIBLE TERMS

T: **0121 285 3535**  
F: **0121 285 3536**  
W: [masonyoung.co.uk](http://masonyoung.co.uk)  
E: [info@masonyoung.co.uk](mailto:info@masonyoung.co.uk)

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>
External Yard	1,720	159.8

## 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 £30,000 per annum exclusive, subject to contract. Terms to be agreed.

## BUSINESS RATES

The property is currently listed within the 2026 rating listing as have a rateable value of £8,600. Rates payable will be in the region of £4,291.40 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.

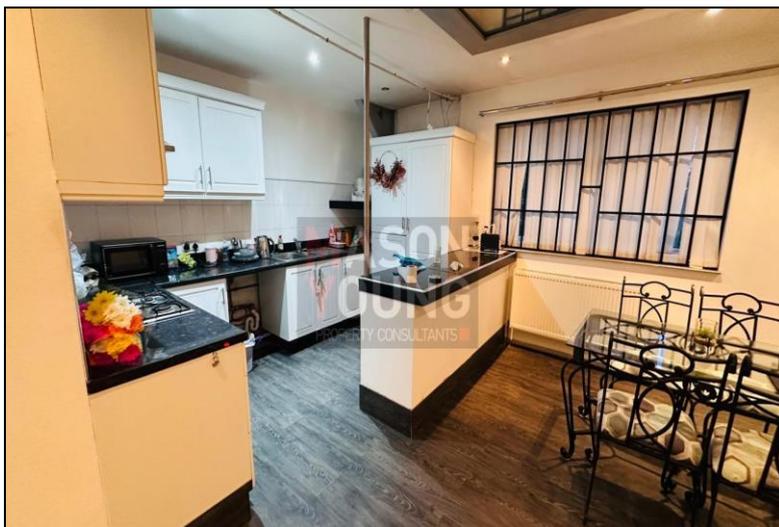
## CONTACT DETAILS

Arjamand Farooqui BSc (Hons)

Tel: 0121 285 3535

Mob: 07929 410 481

Email: [af@masonyoung.co.uk](mailto:af@masonyoung.co.uk)



**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) unless 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.