



**UNIT B, 100 TYBURN ROAD, ERDINGTON  
BIRMINGHAM, B24 8LD**

**1,163 SQ FT (108 SQ M)**

- FLEXIBLE TERMS
- SELF-CONTAINED
- OUTSIDE CLEAN AIR ZONE
- METAL ELECTRIC ROLLER SHUTTER

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6 Warstone Mews  
Warstone Lane  
Jewellery Quarter  
Birmingham  
B18 6JB

**LOCATION**

The property occupies a prominent location on the A38 Tyburn Road, situated immediately adjacent to the M6 motorway approximately 3 miles north of Birmingham City Centre. Junction 6 of the M6 motorway is within close proximity to the premises, which provides direct access to the national motorway network. Junction 9 of the M42 motorway is also situated within close proximity, located approximately 5 miles to the east.

**DESCRIPTION**

The premises comprise of an industrial building with full height brick elevations. The vacant warehouse accommodation is available on the ground floor and benefits from a solid concrete floor, steel portal frame, three phase electric, fluorescent strip lighting and a metal electric shutter to the front.

**ACCOMMODATION**

AREA	SQ FT	SQ M
Ground Floor	1,163	108
TOTAL	1,163	108

**PLANNING**

We have been advised the property has permission for industrial use.

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 £15,000 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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