

129-133 Weston Lane, Tyseley, Birmingham, B11 3RR



**FOR SALE**

Detached Warehouse Premises with Forecourt Parking and Secure Yard

**GIA: 3,795 ft<sup>2</sup> (352.57 m<sup>2</sup>) on site area of 0.183 acres**

#### 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 in turn 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 element benefits from additional WC facilities and inspection room as well as first floor canteen space.

Further benefits include CCTV, new electrical EICR certification and 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

**Total (GIA) 3,795 ft<sup>2</sup> (352.57 m<sup>2</sup>) approximately on a site area of 0.183 acres.**

#### Terms

We are inviting offers in excess of £385,000 for the valuable freehold interest which is offered with vacant possession.

#### VAT

All prices quoted are exclusive of VAT, which we understand is not payable.

#### Rateable Value

April 2023 RV: £13,250

#### Services

We understand that the property benefits from all mains services located on, or adjacent to, the subject premises.

The agent has not tested the suitability of the connections and recommends that all interested parties carry out their own investigations.

#### Legal Costs

Both parties to bear the cost of their own legal and surveyor's fees incurred during the transaction.

#### Energy Performance Certificate

Available upon request from the agent.

#### Viewing

Strictly via the sole agent Siddall Jones on **0121 638 0500**

