

INDUSTRIAL, OFFICE, TRADE COUNTER, WAREHOUSE | FOR SALE

[VIEW ONLINE](#)

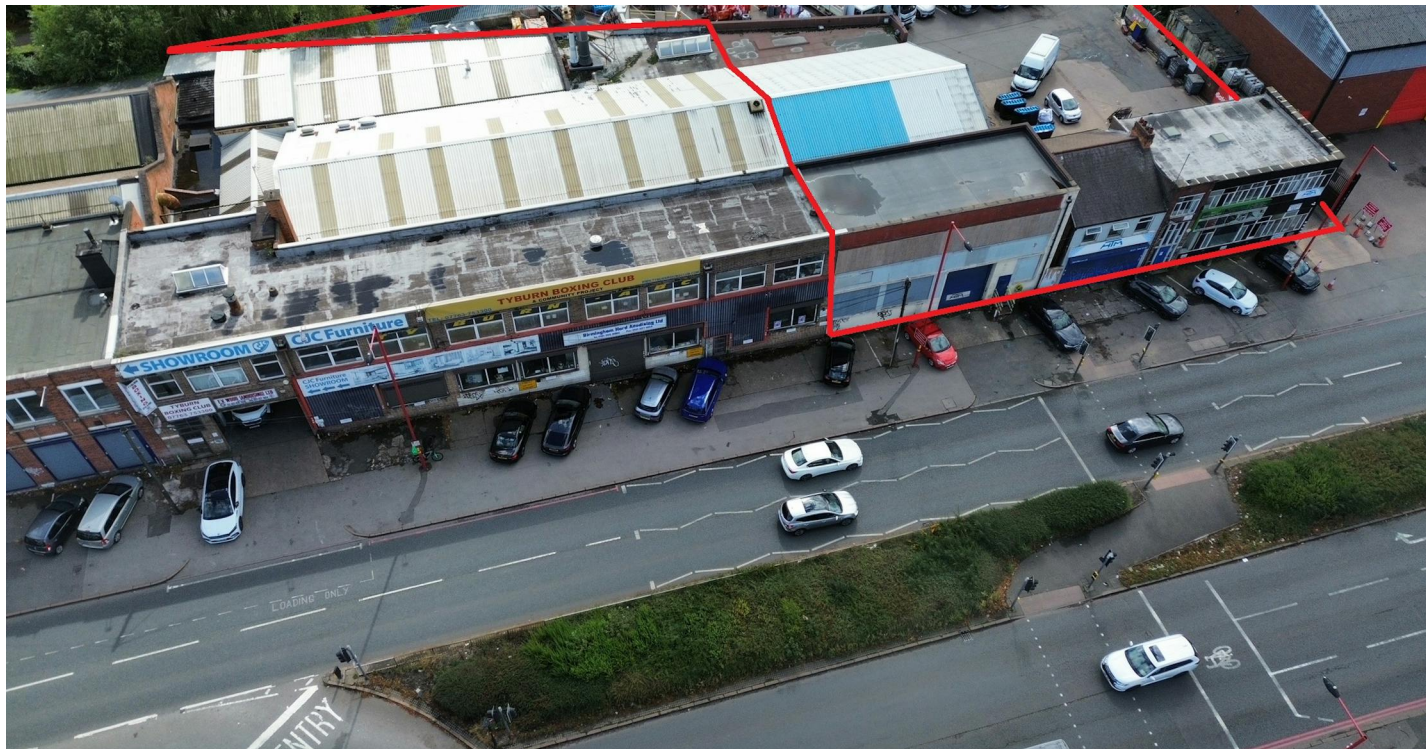


409 TYBURN ROAD, ERDINGTON, BIRMINGHAM, B24 8HJ
7,979 SQ FT (741.27 SQ M)

SIDDALL JONES
COMMERCIAL PROPERTY CONSULTANCY

A prominent warehouse and office premises with secure yard, close to J6 of the M6 Motorway

- Prominent Roadside Site of Circa 1 Acre
- Excellent Communication Links
- Office Building and Warehouse Premises
- Secure Yard
- Freehold
- Offers in Excess of £975,000



DESCRIPTION

The property occupies a prominent position fronting Tyburn Road, Erdington, Birmingham close to its junction with Bromford Lane.

The site is arranged with two interconnecting office buildings, together with an adjoining warehouse, forecourt car parking and secure yard.

The offices are arranged over two floors and provide a mix of open plan and cellular accommodation, together with associated welfare facilities.

The warehouse is accessible from both Tyburn Road and the yard area. To the front of the warehouse there is a two-storey section comprising offices and storage accommodation, with the main warehouse space located directly behind.

The warehouse is of steel truss construction, arranged as a single bay with an eaves height of approximately 14.25 ft. The accommodation benefits from concrete flooring, LED lighting, a clad roof incorporating translucent roof lights, and some integral office space.

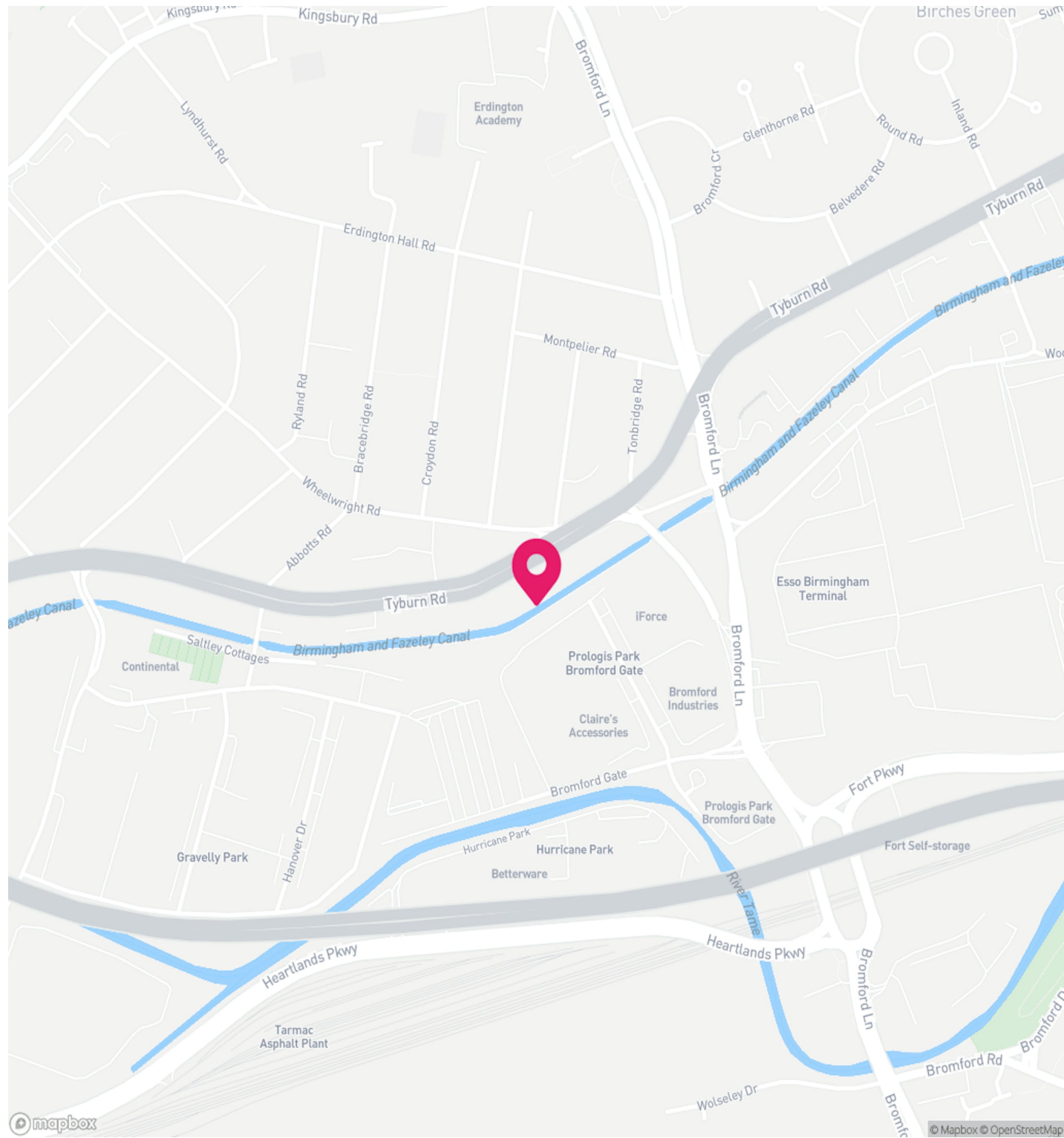
Externally, the site provides a substantial yard area which abuts the canal. The yard is level, fully concreted, and secured by palisade fencing. Access is directly from Tyburn Road via a weighbridge (not tested) and forecourt yard parking is available directly in front of the buildings.

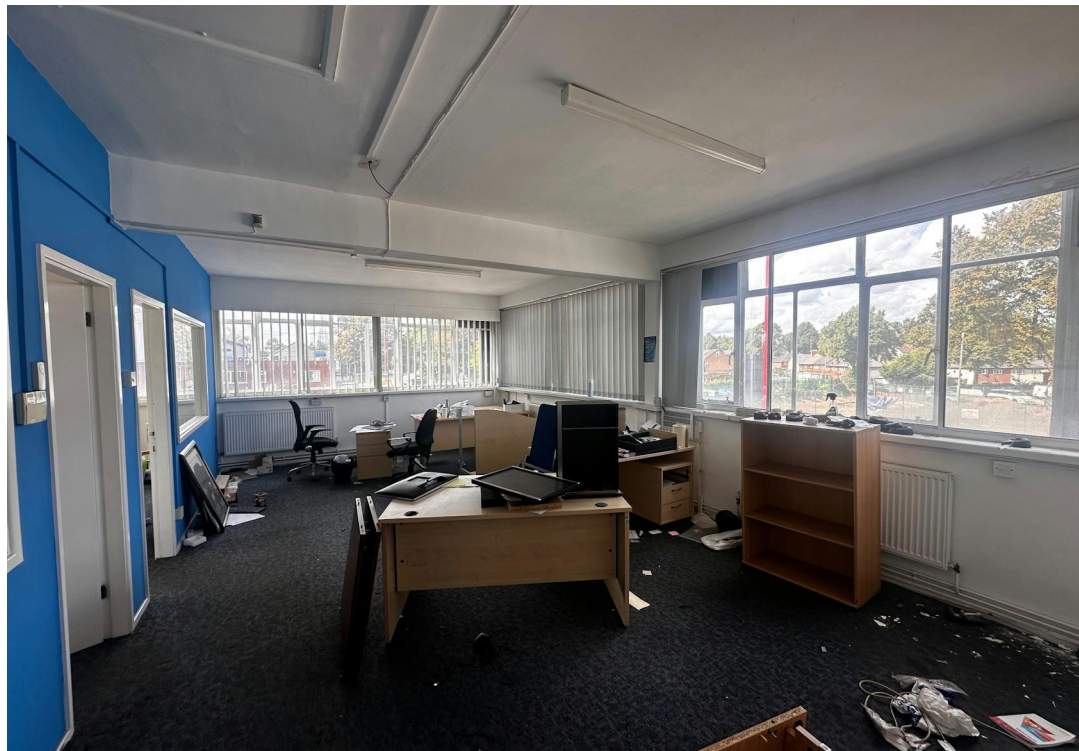
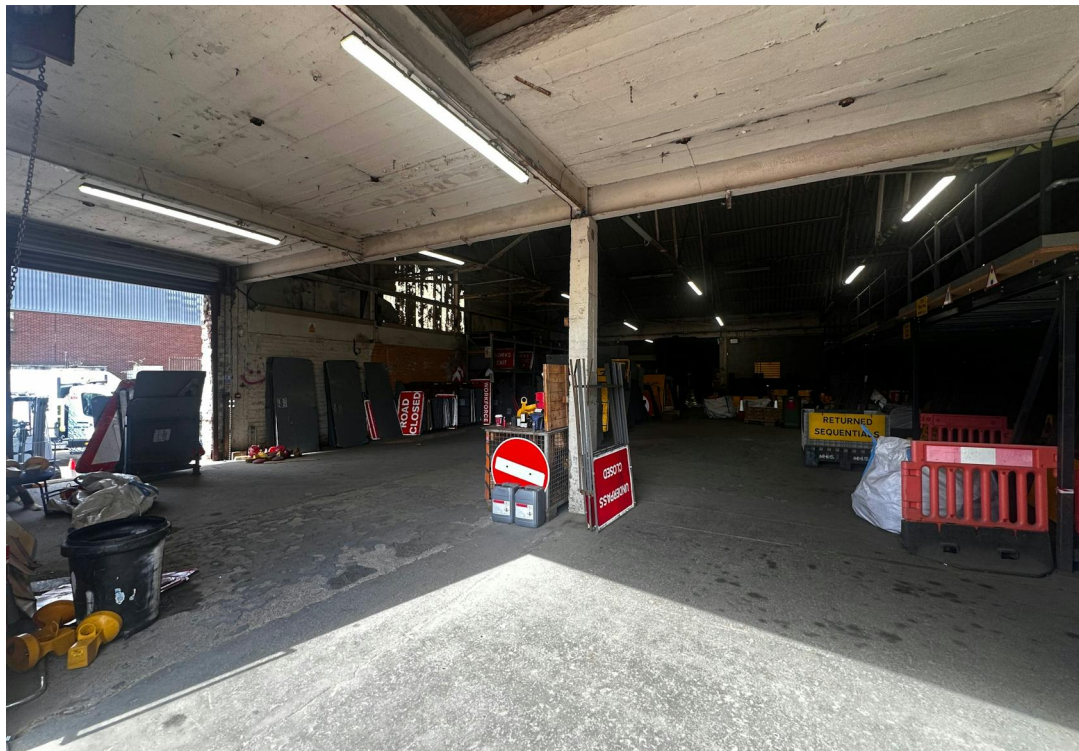
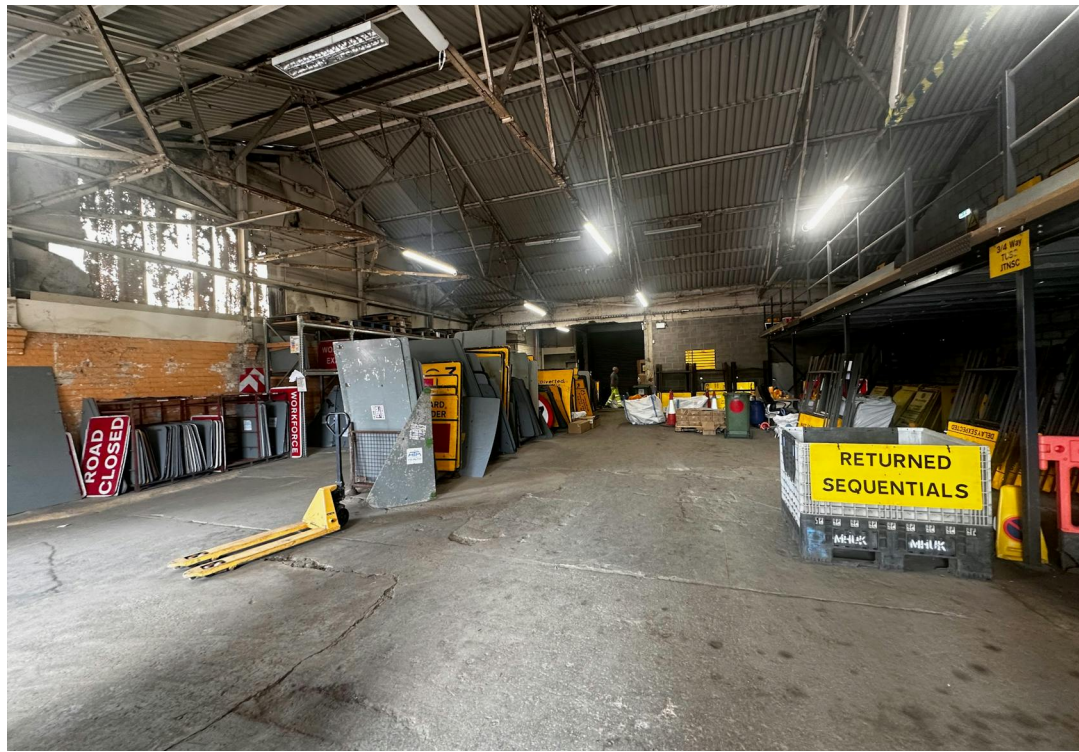
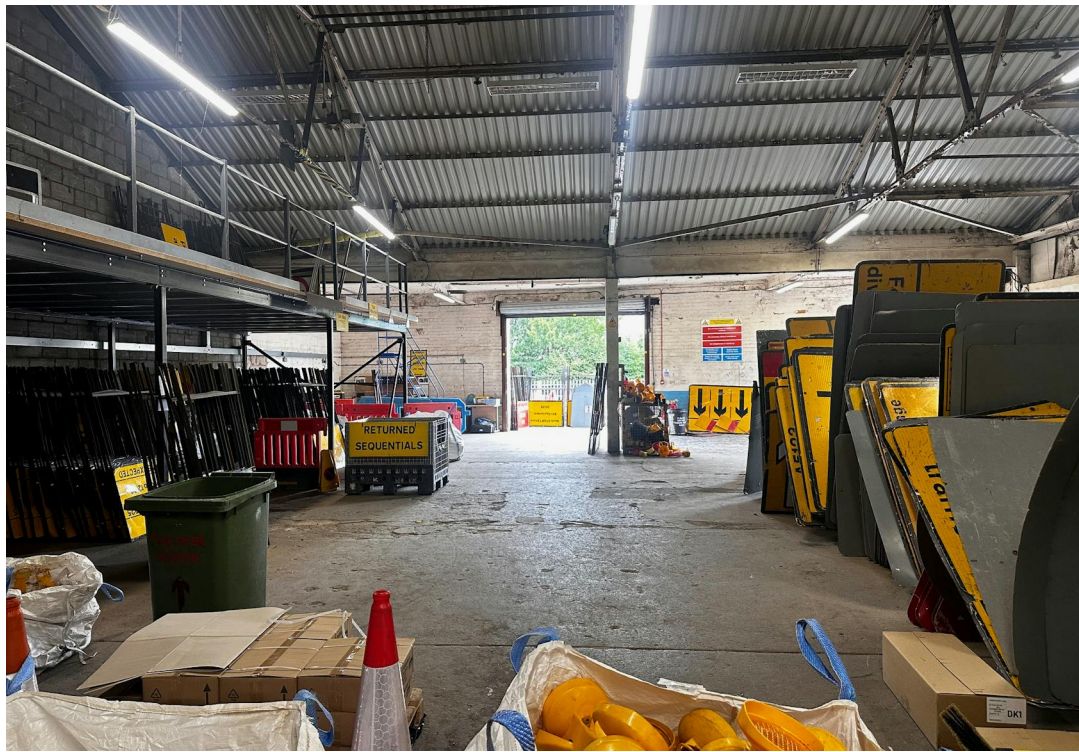


LOCATION

409 Tyburn Road occupies a highly accessible position in Erdington, Birmingham, just off the A38 and within immediate proximity to Junction 6 of the M6 (Spaghetti Junction), providing direct links to the national motorway network and the Aston Expressway into the city.

Birmingham city centre is only 3.8 miles away and easily reached in around 15 minutes by road or public transport. The property benefits from excellent connectivity, with regular bus services including the 67 route into the city and the Outer Circle (Route 11) running along Tyburn Road, while Gravelly Hill railway station is close by offering frequent services to Birmingham New Street in approximately 10 minutes.





AVAILABILITY

Name	sq ft	sq m	Availability
Building - Offices	2,562	238.02	Available
Unit - Warehouse	5,417	503.26	Available
Total	7,979	741.28	

SERVICES

We understand that the building has the benefit of all main services connected on, or adjacent to the subject property.

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

SITE AREA

The site is situated on approximately 1 Acre or thereabouts.

RATEABLE VALUE

£33,500. Current rateable value (1 April 2023 to present)

VAT

To be confirmed

LEGAL FEES

Each party to bear their own costs

PRICE

Offers in excess of £975,000 for the freehold, subject to contract

ANTI MONEY LAUNDERING

The successful applicant will be required to provide two forms of ID and proof/source of funds, to satisfy anti-money laundering protocols.

VIEWINGS

Viewings are strictly via the letting agent Siddall Jones.

CONTACT



Edward Siddall-Jones

0121 638 0500
edward@siddalljones.com



Ryan Lynch

0121 638 0800
ryan@siddalljones.com



Scott Rawlings

0121 638 0500
scott@siddalljones.com

The above information contained within this brochure is subject to contract. These particulars are for general information only and do not constitute any part of an offer or contract. All statements contained therein are made without responsibility on the part of the vendors or lessors and are not to be relied upon as statement or representation of fact. Intending purchasers or lessees must satisfy themselves, by inspection, or otherwise, as to the correctness of each of the statements of dimensions contained in these particulars. Generated on 10/09/2025

SIDDALL JONES

COMMERCIAL PROPERTY CONSULTANCY



[SIDDALLJONES.COM](https://www.siddalljones.com)