

LAND, TRADE COUNTER | FOR SALE

[VIEW ONLINE](#)



OFFICES AND YARD AT 409 TYBURN ROAD, BIRMINGHAM, B24 8HJ

2,562 SQ FT (238.02 SQ M)

SIDDALL JONES
COMMERCIAL PROPERTY CONSULTANCY

Two Storey Office / Trade Counter Premises
with 0.5 Acre Yard Located on Tyburn Road,
Erdington

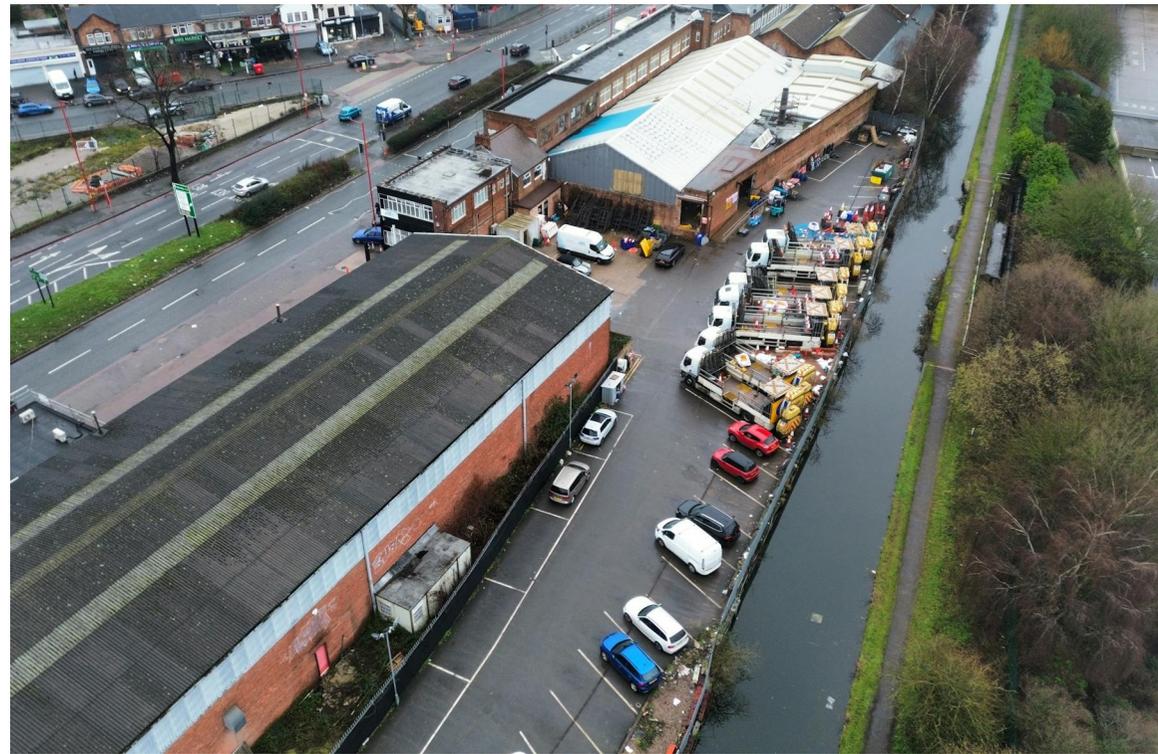
- Quoting £575,000
- GIA 2,562 ft2 on 0.50 Acre Site
- Forecourt Parking
- Ideal Trade Counter Location
- Offices in Need of Refurbishment
- Concreted Yard



DESCRIPTION

The property comprises two interlinked, two-storey office / trade-counter buildings which provide versatile commercial accommodation suitable for a range of occupier requirements. One building is finished with a flat felted roof, while the adjoining building incorporates a pitched tiled roof, together with glazed frontage and windows to the front elevation. Pedestrian access is provided directly from Tyburn Road.

Externally, the property provides forecourt car parking for up to five vehicles and a side, gated driveway provides access to the rear yard. The property benefits from a substantial concreted yard, extending to an overall site area of approximately 0.5 acres.

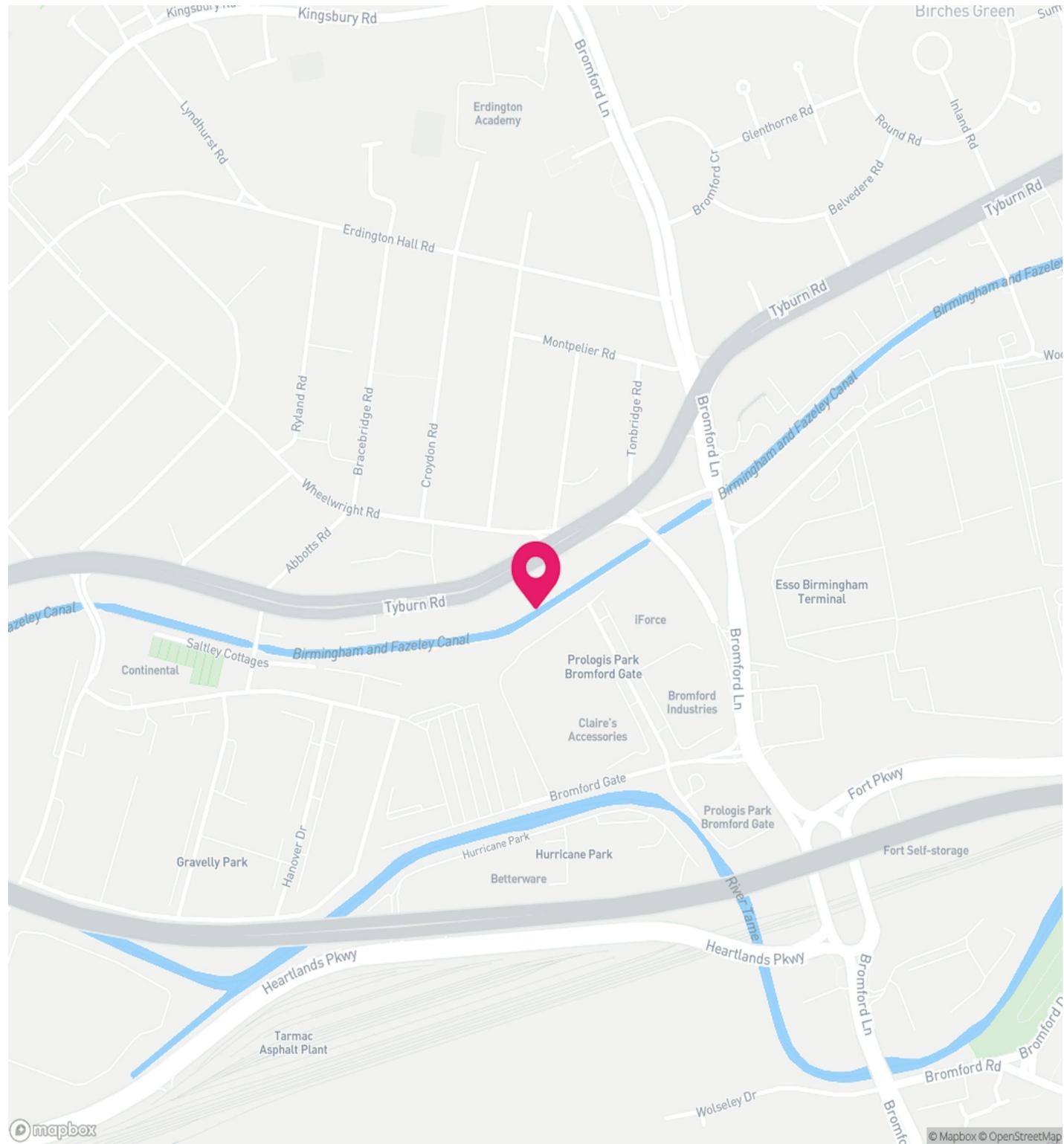


LOCATION

/// OPERA.BORING.OWNER

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



BIRMINGHAM

The ideal place to work, where opportunity meets innovation!

Dynamic city centre: Immerse yourself in a vibrant hub boasting fabulous shops, diverse restaurants, and vibrant street entertainment. Explore stunning architecture and enjoy easy access to all amenities, fostering a productive and inspiring work environment.

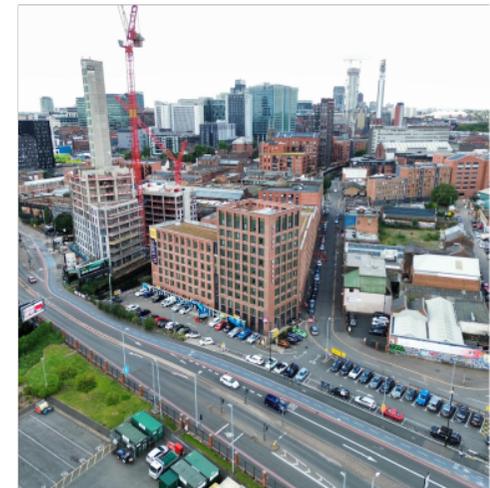
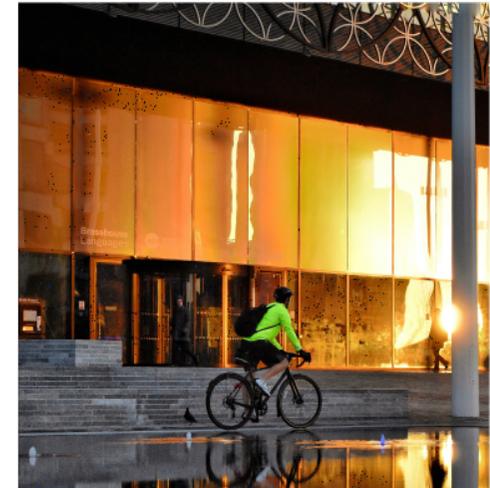
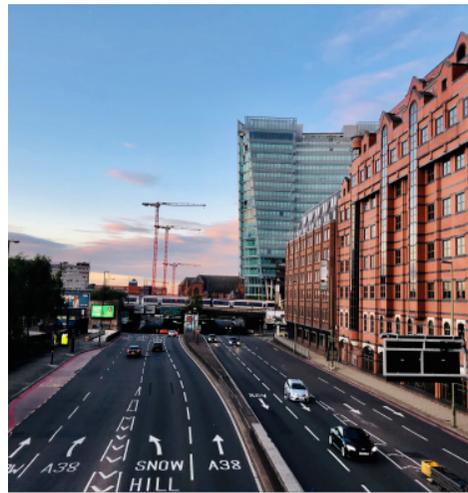
Effortless connectivity: Reach Birmingham Airport swiftly via the free Air-Rail Link, connecting directly to Birmingham International Railway Station. From there, frequent ten-minute trains to Birmingham New Street station provide seamless access to your workplace.

Central location, global reach: A strategic location offers quick train connections:

- Solihull: 8 mins
- Coventry: 20 mins
- London: 1 hr 15 mins
- Manchester: 1 hr 27 mins
- Cardiff: 1 hr 50 mins

Endless amenities: Indulge in diverse dining options, cultural richness, premier shopping, lively bars, exciting events, activities, and green spaces – all within Birmingham's city centre.

Join us in Birmingham: Experience a city where work-life balance thrives and opportunities abound. Birmingham awaits – where your professional journey begins!



AVAILABILITY

Name	sq ft	sq m	Availability
Unit - Offices / Trade Counter	2,562	238.02	Available
Total	2,562	238.02	

SERVICES

We understand that the site benefits from mains electricity and water.

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

VAT

To be confirmed

LEGAL FEES

Each party to bear their own costs

PRICE

Offers in the region of £575,000

POSSIBLE USE CLASSES

Class E - Commercial, Business and Service

EPC

C (57)

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



Ryan Lynch

0121 638 0500

ryan@siddalljones.com



Edward Siddall-Jones

0121 638 0500

edward@siddalljones.com

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