

**MASON  
YOUNG**  
PROPERTY CONSULTANTS ■

# FOR SALE

**INDUSTRIAL/WAREHOUSE  
PREMISES**



**21A RUSHEY LANE, TYSELEY,  
BIRMINGHAM, B11 2BL**  
**8,695 SQ FT (807 SQ M)**

- PROMINENT LOCATION
- VARIETY OF USES
- PARKING TO FRONT
- FREEHOLD TITLE

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6 Warstone Mews  
Warstone Lane  
Jewellery Quarter  
Birmingham  
B18 6JB

## LOCATION

The property is located on Rushey Lane, approximately 4 miles south east of Birmingham City Centre with Solihull, Birmingham International Airport and NEC approximately 5 miles via the A45 Coventry Road. National motorway connections via dual carriageway provide convenient access to the M42 Junction 6 approximately 4 ½ miles distant, the M6 Spaghetti Junction J6 M6 is approximately 5 ½ miles distant and the M40 is approximately 10 Miles distant. Commuter rail services to Birmingham New Street Station via Tyseley Station are approximately ½ a mile from the property.

## DESCRIPTION

The premises comprise a mid-terraced industrial property of brick-built construction surmounted by a pitched roof with translucent roof lights. Internally, the property benefits from full height brick elevations, light metal truss roof, concrete floor, three phase electricity, gas air heater blower, kitchen, WC, staff area and an office that has a suspended ceiling with CAT 2 lights and perimeter gas central heating radiators. The eaves height ranges between 4.71 metres to 7.68 metres. The property has a mezzanine floor. Externally, the premises benefits from electric metal roller shutter and parking to the front.

## ACCOMMODATION

AREA	SQ FT	SQ M
Ground Floor	7,593	705
Mezzanine	1,102	102
<b>TOTAL</b>	<b>8,695</b>	<b>807</b>

## PLANNING

Interested parties should contact Birmingham City Council Planning Department on 0121 303 1115.

## SERVICES

We are advised 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/PRICE

The freehold interest is available at a quoting price of £575,000 subject to contract.

## BUSINESS RATES

The property is currently listed within the 2026 rating listing as have a rateable value of £20,250. Rates payable will be in the region of £8,748 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

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