



FOR SALE

INDUSTRIAL/ WAREHOUSE PREMISES

**RAINSFORD & LYNES LIMITED
KINGS ROAD
BIRMINGHAM
B11 2AJ**



30,967 sq. ft. (2,877 sq. m.)

Approx. Gross Internal Area

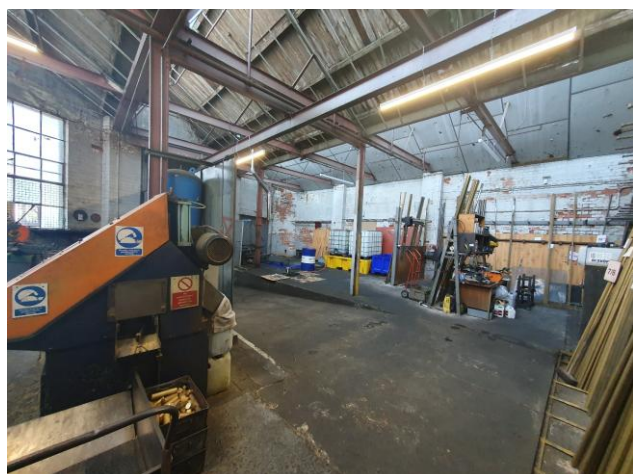
- Landmark building
- Popular industrial location
- Great opportunity to purchase





Location:

Tyseley is an established commercial and industrial location situated approximately 4 miles south-east of Birmingham City Centre. The area benefits from excellent transport connectivity, with direct access to the A41 Warwick Road, providing links to Birmingham city centre, Solihull, the A45 Coventry Road and Junction 6 of the M42. The national motorway network is readily accessible via the M42, M6 and M40 motorways. Tyseley Railway Station is located within the area, offering regular services to Birmingham Moor Street and Solihull, while Birmingham International Airport is approximately 8 miles to the east.



Description:

The property comprises a large end terrace industrial building of brick masonry. The building has three phase power, an enclosed yard area as well as 2 loading doors via roller shutters. The unit has concrete flooring and strip lighting throughout.

The property provides warehouse accommodation with integrated ground-floor offices and staff welfare facilities.

Accommodation:

AREAS	SQM	SQFT
Warehouse	2,473	26,619
Office	404	4,348
TOTAL	2,877	30,967
Mezzanine	38	409

Tenure:

The property is available freehold with the existing tenant remaining in situ in part for period to be determined if successful upon purchase.

Quoting Price:

Upon application.

Services:

The agent has not tested any apparatus, equipment, fixture, fittings or services and so cannot verify they are in working order or fit for their purpose. The tenant is advised to obtain verification from their solicitor or surveyor.



Business Rates:

2026 Rateable Value: £79,500

EPC:

EPC Rating: **F**

Money Laundering:

The money laundering regulations require identification checks are undertaken for all parties leasing property. Before a business relationship can be formed, we will request proof of identification for the leasing entity.



Legal Costs:

Each party to bear their own legal costs incurred in any transaction.

VAT:

All prices quoted are exclusive of VAT, which may be chargeable.

Viewing:

Strictly via sole agents:

**Harris Lamb
4 Brindleyplace
Birmingham
B1 2LG**

**Tel: 0121 455 9455
Mob: 07887 503 851**

**Contact: Ashley Brown
Email: ashley.brown@harrislamb.com**

Ref: G008180

Date: August 2026

Subject To Contract

