

# BAY 2 ASTON WORKS, CHESTON ROAD, BIRMINGHAM, B7 5EA



## TO LET

### PORTAL FRAMED WAREHOUSE ACCOMMODATION

**69,343 SQ. FT./6,442.12 SQ. M.**

- Off-street loading/car parking facility.
- Accessed via a series of substantial, concertina doors.
- Circa .25 of a mile from Birmingham City Centre.
- Circa .25 of a mile from junction 6 of the M6 motorway, "Spaghetti Junction".
- Eaves height 5.5 m. Apex height 8.23 m.
- Substantial, three phase electrical supply.
- Excellent natural light.



Stephens McBride Chartered Surveyors & Estate Agents  
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Tel: 0121 706 7766  
[www.smbsurveyors.com](http://www.smbsurveyors.com)

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## LOCATION

Bays 2 & 3, benefit from an extensive frontage onto Cheston Road, situated within close proximity to the intersection with Thimble Mill Lane.

Junction 6 of the M6 motorway ("Spaghetti Junction") is situated approximately .25 of a mile due north.

The area benefits from excellent communicational links – A38 (M) and the Heartlands spine road (A47).

Birmingham City Centre is located approximately .25 of a mile south west.

It is important to note that the property is outside of the clean air zone.

## DESCRIPTION

Subject premises provides portal framed, ground floor, warehouse accommodation, including two storey offices and staff facilities.

Benefits include:-

- Eaves height **5.5 m**. Apex height **8.23 m**.
- Excellent natural light – substantial section recently re-roofed.
- Accessed via a series of substantial, concertina doors.
- Off-street car parking/loading.

## ACCOMMODATION

**69,343 SQ. FT./6,442.12 SQ. M.**

## TENURE

The property is available on the basis of a 10 year FRI lease (5 year review pattern).

## ASKING RENTAL LEVEL

### **For More Information Contact:**

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**£330,000 per annum exclusive (circa £4.75 per sq. ft./£51.13 per sq. m.).**

## RENTAL PAYMENTS

Quarterly in advance.

## VAT

VAT is not applicable.

## RATEABLE VALUE

At present, the units do not attract a separate assessment.

Further information is available from the sole letting agents.

## MAINS SUPPLIES

The property has the advantage of mains water, drainage and a substantial three phase electrical supply (sub station)

## TOWN PLANNING

The property is suitable to be utilised on the basis of either warehouse or light industrial.

Any interested party should make their own proper enquiries of the Local Planning Authority.

## LEGAL COSTS

Each party to bear their own proper reasonable legal costs.

## OCCUPATION

Immediate occupation is available on completion of all legal formalities.

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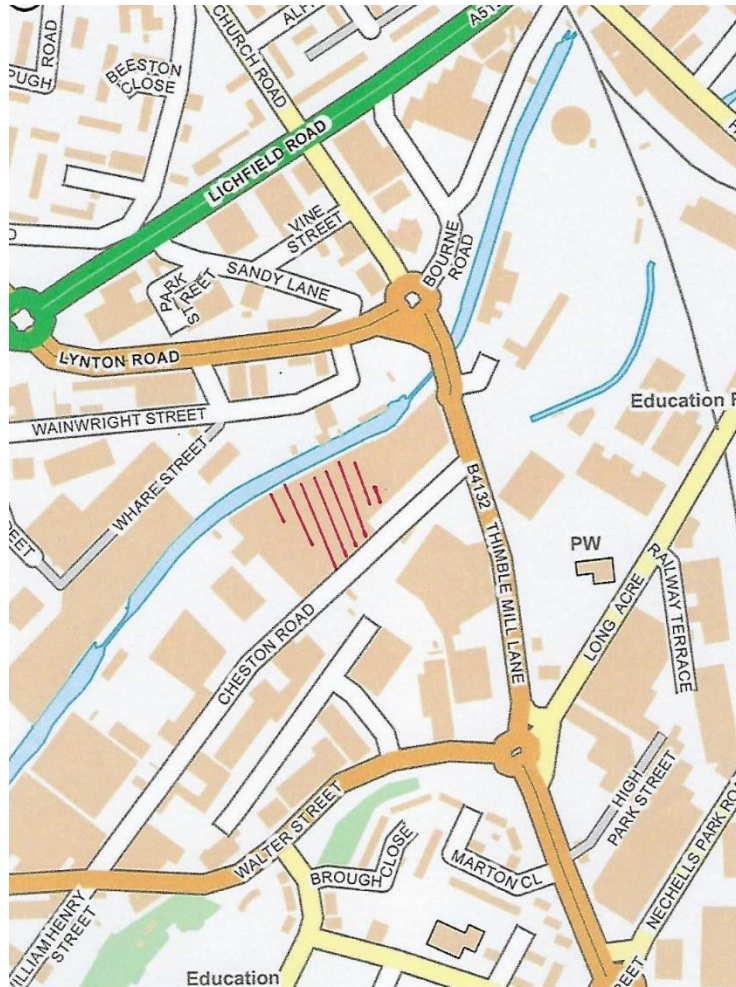


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## NOTICE

**STEPHENS McBRIDE** - as agents for the Vendor and for themselves, give notice that:

1. These particulars do not constitute an offer, or contract, or any part thereof and none of the statements contained in the Particulars as to the property is to be relied on as a statement or representation of fact.
2. An intending Purchaser **MUST** satisfy himself by inspection or otherwise, as to the accuracy of the statements herein. Such statements are made in good faith but without responsibility on the part of Stephens McBride or the Vendor.
3. The Vendor does not make or give, nor is Stephens McBride or its staff authorised to make or give any representation or warranty in respect of this property.

In the event of any inconsistency between these particulars and the Conditions of Sale, the latter shall prevail.

## **SUBJECT TO CONTRACT**

The terms Vendor and Purchaser shall where the context requires be deemed to refer to Lessor and Lessee respectively.