

# UNIT 3/4 CHELSEA TRADING ESTATE, ROCKY LANE, BIRMINGHAM, B6 5RQ



## TO LET

### GROUND FLOOR, PORTAL FRAMED INDUSTRIAL/WAREHOUSE ACCOMMODATION

**10,000 sq.ft/929.02 sq.m**

- Extensive, secure, enclosed yard/off-street car parking/off-street loading facility.
- Accessed via 2, electrically operated roller shutter doors.
- Apex height circa 23 ft/7.01 metres .
- Within close proximity to Birmingham City Centre, the main Aston Expressway (A38M), Heartlands Spine Road (A47) and junction 6 of M6 motorway ,“Spaghetti Junction”.



Stephens McBride Chartered Surveyors & Estate Agents  
Malvern House, New Road, Solihull, B91 3DL  
Tel: 0121 706 7766  
[www.smbsurveyors.com](http://www.smbsurveyors.com)

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## LOCATION

Chelsea Business Park is accessed via Rocky Lane (B4144), situated within relative close proximity to the island intersection with the main Lichfield Road (A5127).

Rocky Lane/Lichfield Road provide direct access to junction 6 of M6 motorway, "Spaghetti Junction" (circa 1 ½ miles due north).

The area adjoins both the main Aston Expressway (A38M) and the Heartlands Spine Road (A47).

Birmingham City Centre is situated approximately 1¼ miles south west.

## DESCRIPTION

The subject premises provides predominantly ground floor, portal framed, high bay, industrial/warehouse accommodation (including ancillary offices).

Advantages include;

- Extensive, enclosed off-street loading/car parking/yard facility.



- Two, substantial, electrically operated roller shutter doors, each having a width of 13ft 8"/4.17 metres and a height of 13ft 8"/4.17 metres.
- Apex height circa 23 ft/7.01 metres.
- Excellent natural light.
- Sodium lighting.
- Ancillary office accommodation including a works canteen.

## ACCOMMODATION

**10,000 sq.ft/929.02 sq.m.**

## **For More Information Contact:**

Robert Taylor BSc MRICS

T: 0121 706 7766

E: [robert@smburveyors.com](mailto:robert@smburveyors.com)

**SMB**  
Stephens McBride

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## TENURE

The property is available on the basis of a 6 year FRI lease (3 year review pattern) at an asking rental of **£47,500 per annum exclusive**.

## RENTAL PAYMENTS

Quarterly in advance.

## RATEABLE VALUE/RATES PAYABLE

Rateable value (April 2023) : £50,000

Rates payable: Circa £25,000

## MAINS SUPPLIES

The property has the advantage of a 3 phase electrical supply (100 amp), water and drainage.

## VAT

VAT is not applicable.

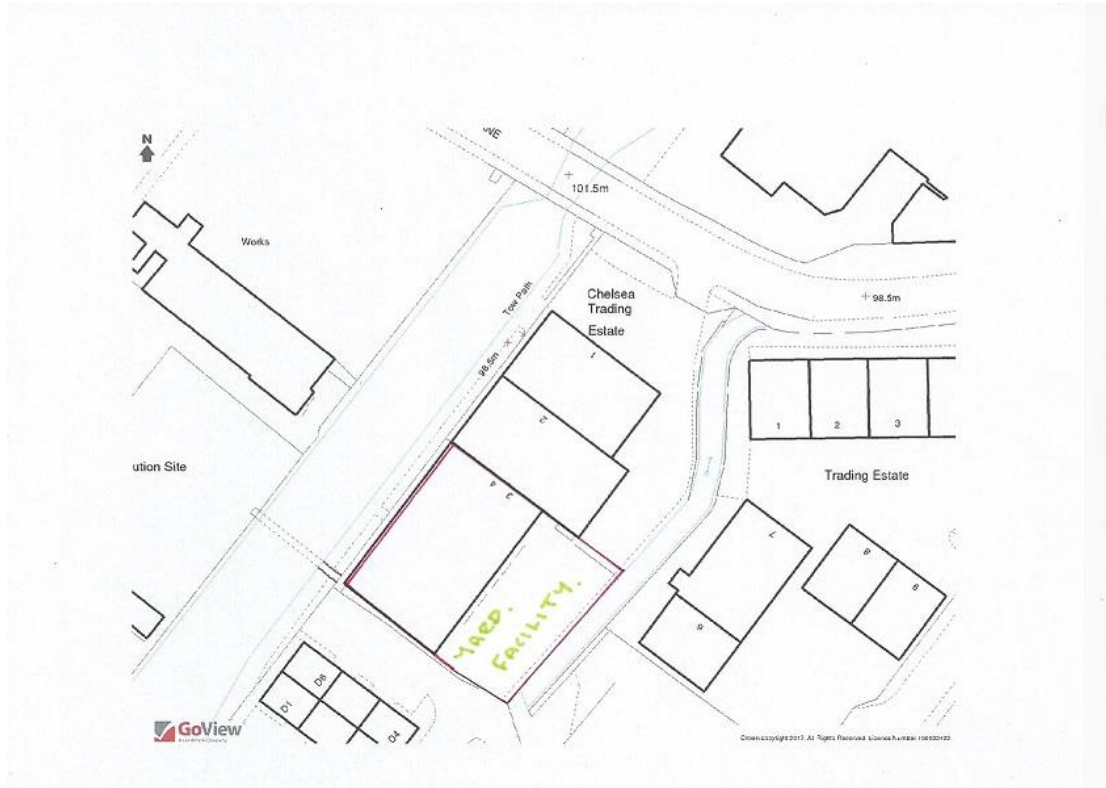
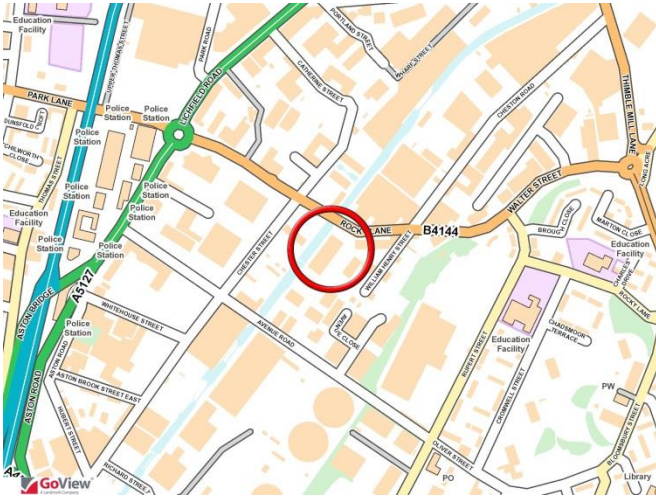
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## NOTICE

**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.