

12 CHESTON ROAD, ASTON, BIRMINGHAM, B7 5EA



TO LET

SECURE YARD FACILITY, INCLUDING
GROUND FLOOR WORKSHOP
ACCOMMODATION

- Palisade fencing/gates.
- Ground floor workshop facility, accessed via timber concertina double doors.
- Three phase electrical supply.
- Extensive frontage onto Cheston Road (circa 170 ft./51.83 sq. m).
- Within close proximity to the main Aston Expressway (A38M).
- Circa $\frac{3}{4}$ of a mile from junction 6 of the M6 motorway.
- Circa 1.5 miles north east of Birmingham City Centre.

WORKSHOP CIRCA 800 sq. ft./
74.32 sq. m.
TOTAL SITE AREA CIRCA 2,750
sq.ft./255.48 sq. m.



Stephens McBride Chartered Surveyors & Estate Agents
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LOCATION

The subject yard/premises enjoys an extensive frontage onto Cheston Road, adjoining the intersection with Thimble Mill Lane (B4132).

Access to the national motorway network is provided by junction 6 of the M6 motorway, "Spaghetti Junction" (circa .75 of a mile due north).

Thimble Mill Lane/Lynton Road/Water Links Boulevard provide direct access to the main Aston Expressway (A38M).

Thimble Mill Lane/Goodrick Way provide direct access to Nechell's/Heartlands Parkway (A47).

Birmingham City Centre is located approximately 1.5 miles due south.

DESCRIPTION

The subject premises comprise a secure facility, including a ground floor warehouse/workshop.

Advantages include:-

- Palisade fencing.
- Concrete surfaces.
- Timber concertina door access.
- Canopy.
- Accessed via 2, separate palisade gates.

ACCOMMODATION

Site area 2,750 sq. m./255.48 sq. m.

Workshop accommodation 800 sq. ft./74.32 sq. m.

TENURE

The property is available on the basis of a 5 year, FRI lease.

RENTAL

£16,000 per annum exclusive.

RENTAL PAYMENTS

Either quarterly in advance or monthly in advance by standing order.

VAT

VAT is not applicable.

MAINS SUPPLIES

The property has the advantage of a 3 phase electrical supply, water and drainage. No mains gas.

BUSINESS RATES

Rateable Value: £6,100

Rates Payable Circa: £3,000

Small business rates relief may apply.

OCCUPATION

Immediate occupation is available on completion of all legal formalities.

LEGAL COSTS

Each party to bear their own proper reasonable legal costs.

For More Information Contact:

Robert Taylor BSc MRICS

T: 0121 706 7766

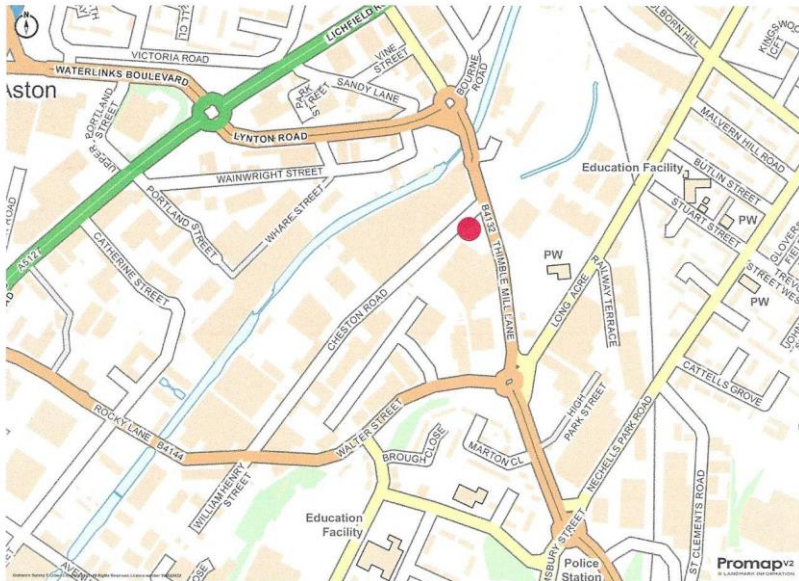
E: robert@smbsurveyors.com

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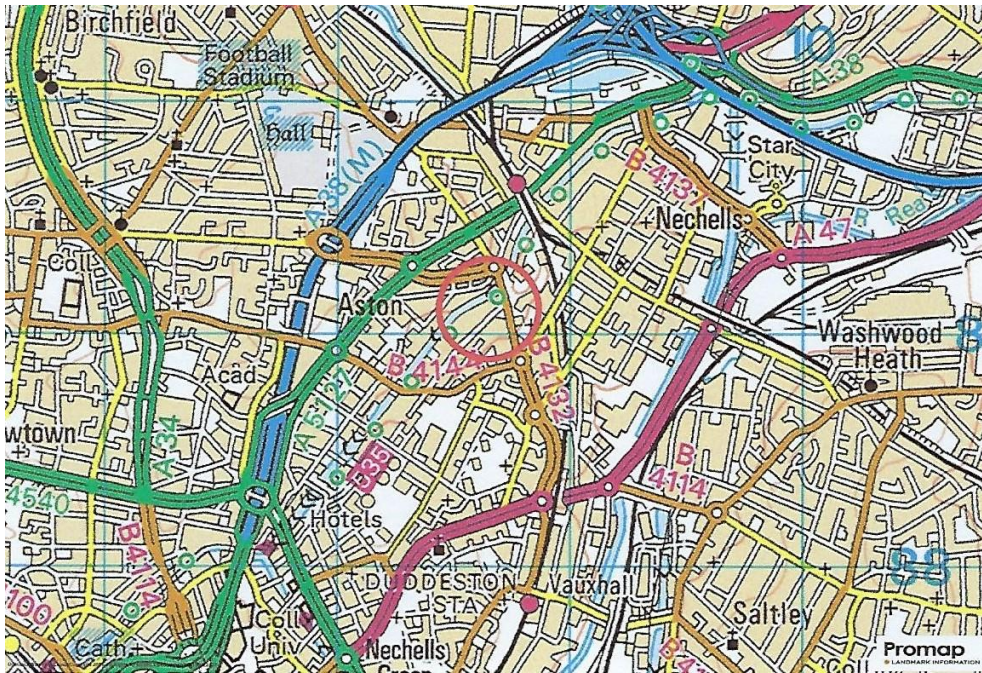


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NOTICE

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.