

16-28 CHESTON ROAD, ASTON, BIRMINGHAM, B7 5EH



## TO LET

EXTENSIVE, SECURE, SURFACED, GATED YARD,  
INCLUDING WAREHOUSE/WORKSHOP/OFFICE  
ACCOMMODATION

**Circa .25 of an acre/0.1 of a hectare**

- Accessed via 3, separate, metal double gates.
- Extensive frontage onto Cheston Road.
- Within close proximity to the main Aston Expressway (A38M) and Nechell's/Heartlands Parkway (A47).
- Circa 1 mile from Junction 6 of the M6 Motorway, "Spaghetti Junction"
- Circa 1.25 miles north east of Birmingham City Centre.



Stephens McBride Chartered Surveyors & Estate Agents  
One, Swan Courtyard, Coventry Road, Birmingham, B26 1BU  
Tel: 0121 706 7766 Fax: 0121 706 7796  
[www.smbsurveyors.com](http://www.smbsurveyors.com)

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## LOCATION

The subject premises enjoys an extensive frontage onto Cheston Rd, situated within close proximity to the intersection with Thimble Mill Lane (B4132).

The area benefits from excellent communicational links, adjoining both the main Aston Expressway (A38M) and Nechell's/Heartlands Parkway (A47).

Junction 6 of the M6 Motorway, "Spaghetti Junction" is located approximately 1 mile due north.

Birmingham City Centre is situated approximately 1.25 miles south west.

## DESCRIPTION

The subject premises provides a gated, secure, surfaced yard facility, which includes relatively modern warehouse accommodation, an open sided storage facility and office accommodation.

Advantages include;

- Accessed via 3, separate, metal double gates.
- The modern warehouse is open span – maximum working height circa **20ft/6.9 metres**.
- Electrically operated roller shutter door – width **14ft/3.96 metres**, height **13ft/3.96 metres**.

## ACCOMMODATION

Warehouse facility – **850 sq.ft/78.97 sq.m**

Open sided storage – **800 sq.ft/74.32 sq.m**

Office accommodation – **360 sq.ft/33.44 sq.m**

Secure yard area – circa **0.25 of an acre/0.1 of a hectare**.

## ASKING RENTAL LEVEL

**£30,000 p.a.x.**

## **For More Information Contact:**

Robert Taylor BSc MRICS

T: 0121 706 7766

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

## RENT BOND

The landlord requires a rent bond in the sum of **£7,500**.

The monies will be returned in full, at the end of the term, on the basis that there are no rent arrears and all other terms and conditions of the lease document have been satisfied.

## TERM

The property/site is available on the basis of a 6 year F.R.I. lease (3 year review pattern).

## VAT

Vat is not applicable.

## RENTAL PAYMENTS

Either quarterly in advance or monthly in advance by Standing Order.

## RATEABLE VALUE/RATES PAYABLE

At present, the site attracts 2 separate assessments;

- a) Reference 6006232462  
Rateable Value: **£8,300 – Rates Payable Circa: £4,150**
- b) Reference 6006409494  
Rateable Value: **£6,400 – Rates Payable Circa: £3.200**

Small business rates relief may apply.

## MAINS SUPPLIES

Three phase electricity, water & drainage .

No mains gas.

## OCCUPATION

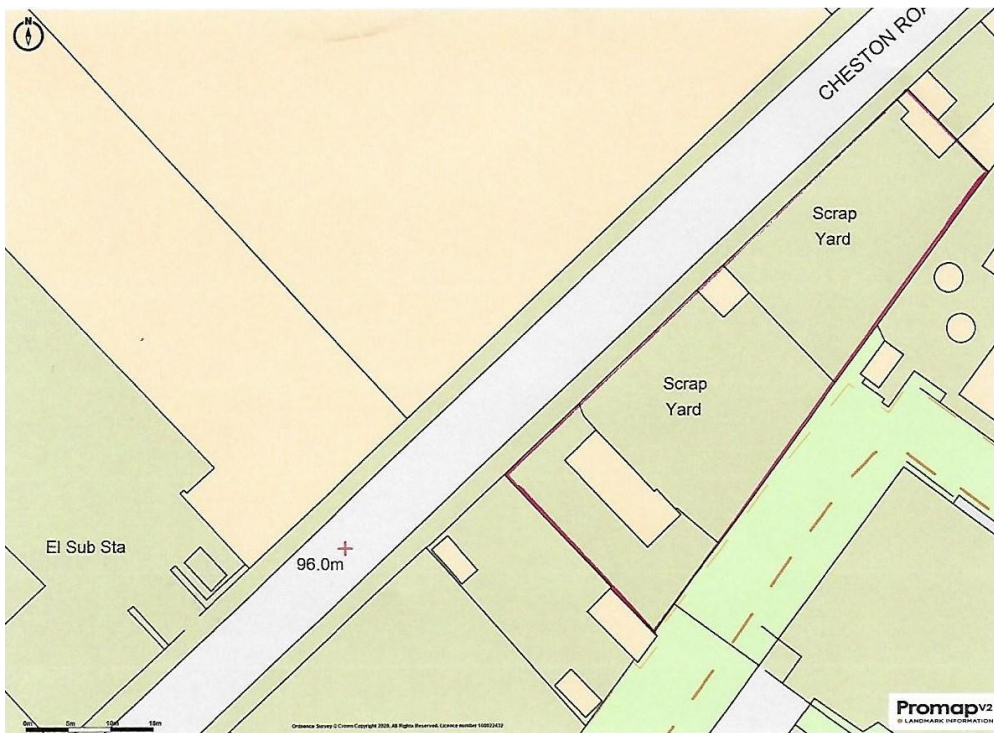
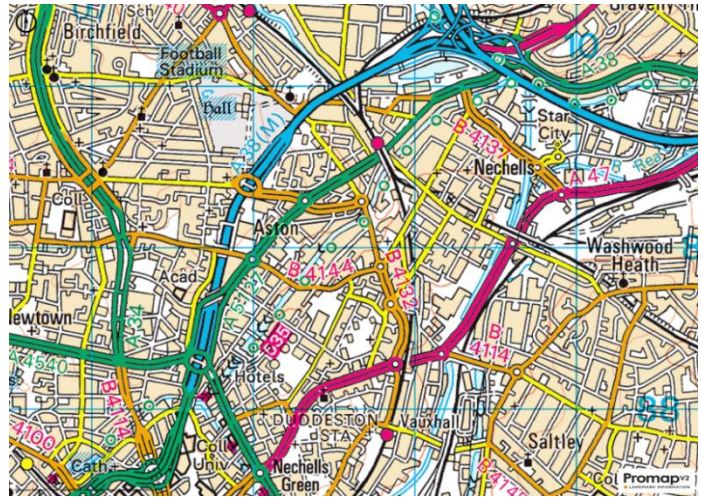
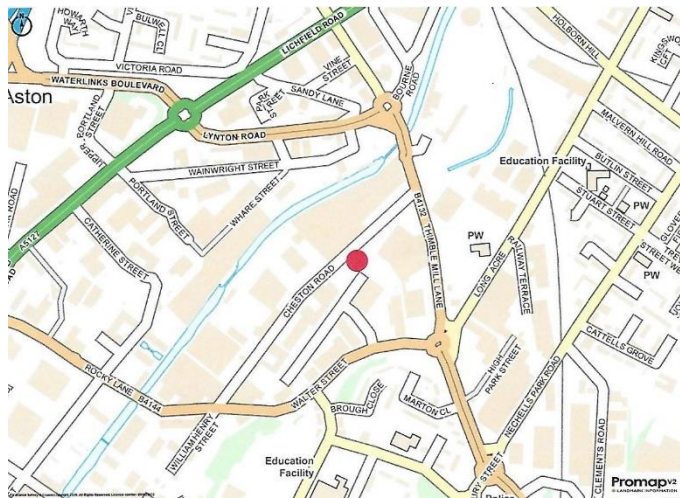
Immediate occupation is available on completion of all legal formalities.

## LEGAL COSTS

Each party to bear their own proper reasonable legal costs.



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Modern Warehouse Facility



Open Sided Storage

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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.