

141 ROCKY LANE, BIRMINGHAM, B6 5RQ



WAREHOUSE FACILITY
INCLUDING A SUBSTANTIAL, ENCLOSED,
SURFACED YARD

8,300 sq.ft/771.08 sq.m

- Total site area circa 0.5 of an acre/0.2 of a hectare
- Extensive frontage (prominent position) on to Rocky Lane
- Substantial access gates – both Rocky Lane (to be installed) and William Henry Street
- Secure boundary fencing/concrete surfaces
- Within close proximity to the main Aston Expressway and Junction 6 of the M6 motorway.
- Within close proximity to Heartlands Parkway.
- Within close proximity to Birmingham City Centre.
- Substantial, electrically operated roller shutter door access.



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LOCATION

The subject premises occupies a prominent position, benefitting from an extensive frontage onto Rocky Lane (B4144).

The property can also be accessed via extensive gates – William Henry Street.

Junction 6 of the M6 motorway, “Spaghetti Junction” is situated approximately 1.1 miles north east.

The area adjoins Nechells/Heartlands Parkway (A47).

Birmingham City Centre/Central Business District is located approximately 1.2 miles south west

The immediate area is an established and extremely popular commercial/industrial/warehouse/distribution location.

DESCRIPTION

The subject premises comprise a two storey warehouse facility, including an extensive, secure, enclosed yard.

Benefits include:

- Main access gates – William Henry Street.
- Further, substantial gates to be installed (including drop kerb) providing direct access to the yard – Rocky Lane.
- Electrically operated roller shutter door access – front and rear elevations.
- Concreted surfaces.
- Fully alarmed.

ACCOMMODATION

8,300 sq.ft./771.098 sq.m.

SITE AREA

0.5 of an acre of an acre/0.2 of an hectare.

ASKING RENTAL LEVEL

£45,000 p.a. exclusive.

TERM

A six year FRI lease (three year review panel).

RENTAL PAYMENTS

Quarterly in advance.

VAT

VAT is not applicable.

BUSINESS RATES

Rateable Value £19,500
Rates Payable: £9,470.18

ANNUAL INSURANCE PREMIUM

The annual insurance premium by the tenant will be below **£800.**

MAINS SUPPLIES

The subject premises has the benefit of a three phase electrical supply (100 amp), water and drainage. Mains gas is available (capped).

OCCUPATION

Immediate occupation is available on completion of all legal formalities.

LEGAL COSTS

Each party to bear their own reasonable legal costs.

For More Information Contact:

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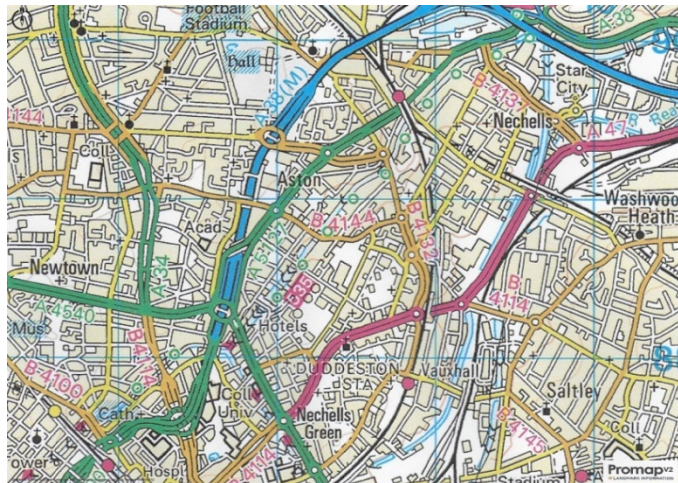
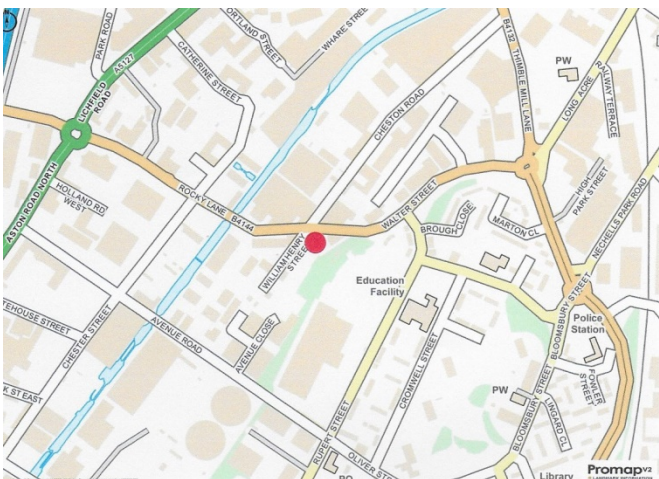


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NOTICE

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.