

# SUITES A & B, 141 ROCKY LANE, BIRMINGHAM, B6 5RQ



## TO LET

### FIRST FLOOR OFFICE ACCOMMODATION

**Suite A – 1,012 sq.ft/94.02 sq.m**  
**Suite B – 825 sq.ft/76.64 sq.m**

- Forming part of an iconic building/prominence.
- One, allocated off street car parking space, per suite.
- Recently refurbished.
- Predominantly open plan.
- Each suite has the benefit of toilet & kitchen facilities.
- Within close proximity to Birmingham City Centre and Junction 6 of the M6 motorway, "Spaghetti Junction".
- Immediate occupation is available/flexible basis of occupation
- Previously utilised on the basis of a gymnasium
- Outside of the clean air zone.

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## LOCATION

The subject premises enjoys an extensive frontage onto Rocky Lane, situated within close proximity to the intersection with Cheston Road/William Henry Street.

Birmingham City Centre is located approximately 1.25 miles south west.

The area benefits from excellent communicational links – Middle Ring Road – Aston Expressway – Nechell's/Heartlands Parkway – Lichfield Road.

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

**The property is outside of the clean air zone.**

## DESCRIPTION

Suites A & B (self-contained) comprise first floor, recently refurbished, open plan office accommodation.

Excellent natural light.

Wall mounted electric panel heaters.

Kitchen & toilet facilities.

Suitable to be utilised on the basis of a variety of uses, including leisure and educational.

## OFF-STREET CAR PARKING

Each suite is allocated one off-street car parking space, within the adjoining/secure/gated compound.

## ACCOMMODATION

Suite A – **1,012 sq.ft/94.02 sq.m**

Suite B – **825 sq.ft/76.64 sq.m**

## TERM

Each suite is available on the basis of a Tenancy at Will/Licence Agreement.

## RENTAL

### Suite A

**£7,000 per annum exclusive.**

### Suite B

**£6,000 per annum exclusive.**

## RENTAL PAYMENTS

Quarterly in advance.

## VAT

VAT is not applicable.

## MAINS SUPPLIES

Each suite has the benefit of separately metered mains electricity, water and drainage. No mains gas.

## BUSINESS RATES

At present, the suites have not been separately assessed.

Further information is available via the sole letting agents.

It is likely, small business rates relief will apply.

Separate assessments will be obtained, prior to the completion of any documentation.

## OCCUPATION

Immediate occupation is available upon completion of all legal formalities.

## LEGAL COSTS

Each party to bear their own proper reasonable legal costs.

## ANTI MONEY LAUNDERING

In accordance with Anti Money Laundering Regulations, two forms of ID and confirmation of the source of funding will be required from any incoming tenant.

## **For More Information Contact:**

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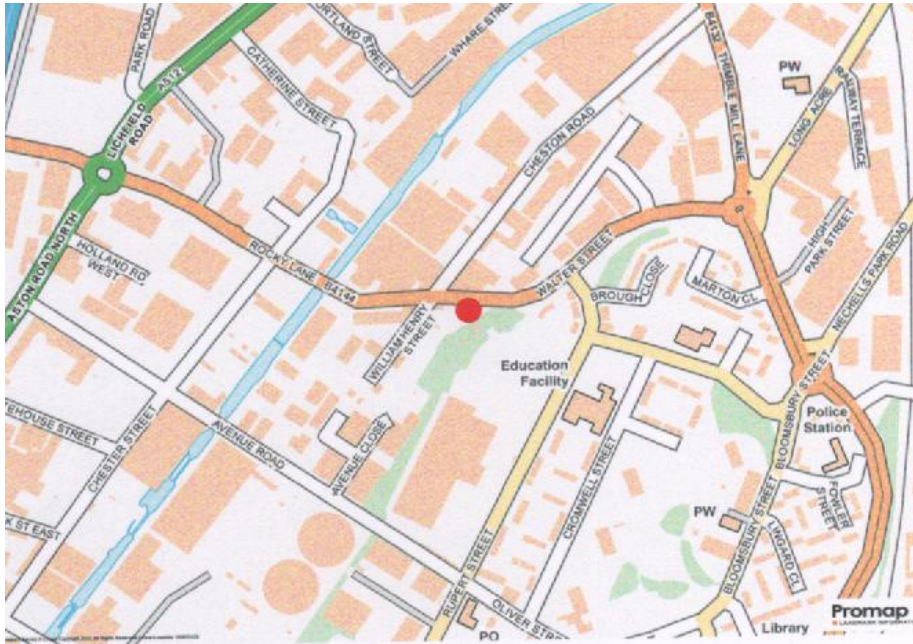


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## NOTICE

**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.