

UNIT 2, ROCKY LANE TRADING ESTATE, WILLIAM HENRY STREET (ROCKY LANE), BIRMINGHAM, B7 5ER



TO LET

PORTAL FRAMED
GROUND FLOOR
INDUSTRIAL/WAREHOUSE
ACCOMMODATION

2,922 sq.ft/271.46 sq.m

- Within close proximity to Birmingham City Centre, the middle ring road, the main Aston Expressway (A38M) and Junction 6 of the M6 motorway., "Spaghetti Junction".
- Off-street loading/car parking (3 spaces).
- Roller shutter door access (width 11'9"/3.58m – height 15'8"/4.8m)
- Apex height circa 22'0"/6.7m.
- Excellent natural light.



Stephens McBride Chartered Surveyors & Estate Agents
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LOCATION

Rocky Lane Trading Estate is accessed via William Henry Street, which in turn is accessed via the main Rocky Lane (B4144).

The immediate area is within close proximity to Birmingham City Centre, the inner and middle ring roads, the main Aston Expressway (A38M) and Junction 6 of the M6 motorway, "Spaghetti Junction".

DESCRIPTION

The subject premises provides predominantly ground floor, portal framed, industrial/warehouse accommodation, including ancillary first floor offices.

Benefits include:

- Portal framed – **apex height 22'0"/6.7m.**
- Substantial, roller shutter door access (**width 11'9"/3.58m – height 15'8"/4.77m.**
- Off-street loading/car parking.
- Security shutters to all ground floor windows.
- Excellent natural light.

ACCOMMODATION

2922 sq.ft./271.46 sq.m.

TERM

The property is available on the basis of a 6 year FRI lease, (3 year review pattern).

RENTAL

£12,500 p.a. exclusive.

VAT

VAT is not applicable.

RENTAL PAYMENTS

Quarterly in advance.

MAINS SUPPLIES

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

BUSINESS RATES

Rateable Value: **£10,750**

Rates Payable: **Circa £5,267**

It is important to note that 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

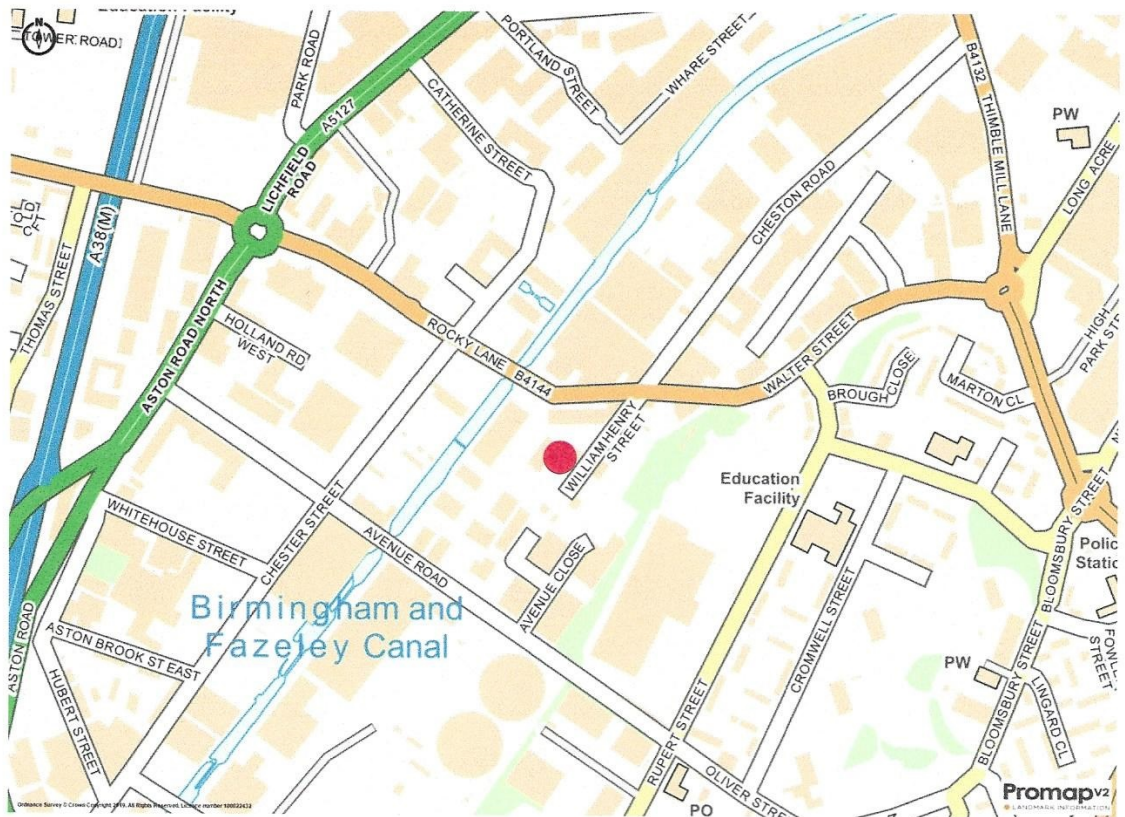
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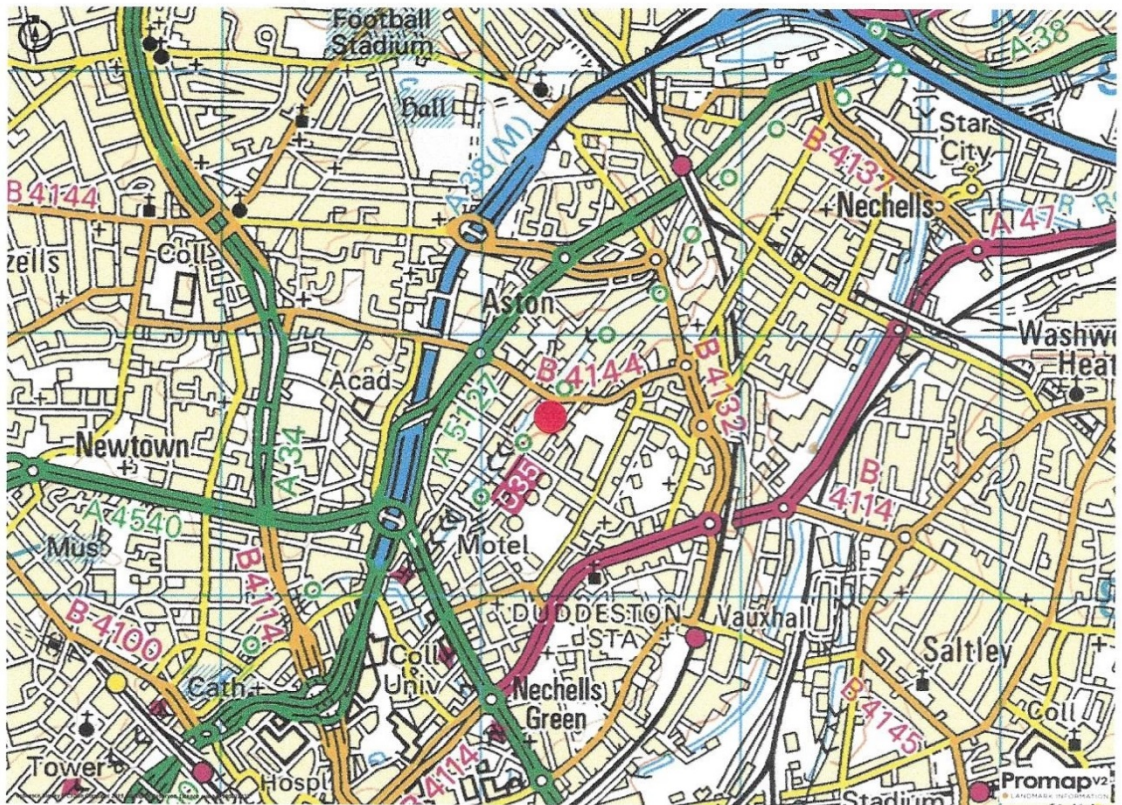
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NOTICE

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.