

UNIT 3, ROCKY LANE TRADING ESTATE, WILLIAM HENRY STREET, BIRMINGHAM, B7 5ER



## TO LET

GROUND FLOOR  
INDUSTRIAL/WAREHOUSE  
ACCOMMODATION

**2,211 sq.ft/205.4 sq.m**

- Within close proximity to Birmingham City Centre, the main Aston Expressway, Heartlands Spine Road, Middle Ring Road & Junction 6 of the M6 motorway.
- Portal framed.
- Substantial, "up and over" access door.
- Forecourt, off street loading/car parking.
- Electrically operated security shutter, to be installed by the landlord, to the ground floor windows/pedestrian entrance.



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## LOCATION

Rocky Lane Trading Estate, accessed via William Henry Street, enjoys frontage onto Rocky Lane.

Birmingham City Centre, the Middle Ring Road, Aston Expressway and Junction 6 of the M6 motorway, "Spaghetti Junction" are nearby.

## DESCRIPTION

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

Advantages include:

- Concrete floor structure/sealed and painted.
- Apex height circa, **21 ft/6.4 m**
- Substantial, "up and over" access door.
- Ancillary, ground & first floor offices.
- Forecourt, off street loading/car parking

## ACCOMMODATION

**2,211 sq.ft/205.4 sq.m**

## TENURE

The property is available on the basis of either, a 3 or 5 year term.

## ASKING RENTAL LEVEL

**£17,500** per annum exclusive, payable quarterly in advance.

## SERVICE CHARGE

The annual service charge, for the upkeep of all common areas, is in the region of **£2,000**

## VAT

VAT is not applicable

## PERMITTED USE

All uses will be considered, with the exception of car repairs/storage of car parts and any form or recycling.

## BUSINESS RATES

Rateable value - £11,500

Rates Payable – circa, £5,750 per annum.

**However, it is important to note that small business rates relief may apply.**

## ANNUAL INSURANCE PREMIUM

The annual insurance premium payable by the tenant, is in the region of **£1,400**

## MAINS SUPPLIES

The property has the advantage of mains electricity (3-phase 100amp), gas, water and foul drainage.

## OCCUPATION

Immediate occupation is available on completion of all legal formalities.

## LEGAL COSTS

Each party to bear their own proper reasonable legal costs

## ANTI MONEY LAUNDERING

Two forms of ID will be required from any ingoing tenant.

## **For More Information Contact:**

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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.