

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.
- Excellent natural light.
- 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”.



Stephens McBride Chartered Surveyors & Estate Agents  
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[www.smburveyors.com](http://www.smburveyors.com)

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## LOCATION

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

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.

## 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.

## OFF-STREET CAR PARKING

Each suite is allocated one off-street car parking space, within the secure/adjoining/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 3 year, internal repairing and insuring lease.

## 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 that small business rates relief will apply.

Separate assessments will be obtained prior to the completion of any lease document.

## OCCUPATION

Immediate occupation is available upon 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 or Ollie Beard

T: 0121 706 7766

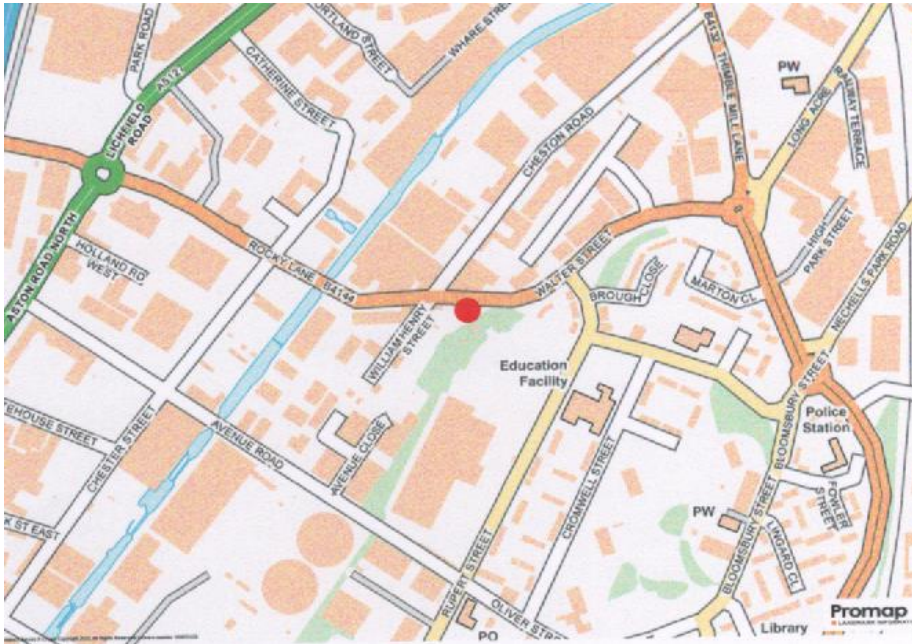
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## NOTICE

**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.