

Unit 3 Cheston Road Industrial Estate, Cheston Road, Aston, B7 5EE



**TO LET**

Warehouse / Workshop Industrial Premises

Gross Internal Area: 3,058 ft<sup>2</sup> (284.09 m<sup>2</sup>) approximately

### Location

The property is situated on the Cheston Road Industrial Estate off Cheston Road in the Aston area of Birmingham.

Cheston Road is accessible from Rocky Lane (B4144) or Thimble Mill Lane (B4132) and offers quick and convenient access to J6 of the M6 motorway approximately 1 mile from the subject property.

### Description

The property comprises a mid-terrace industrial unit with full height brick walls surmounted by a two bay north lit roof incorporating translucent roof lights.

An electric roller shutter provides access into the main warehouse which benefits from a minimum working height of 3.25M and a three phase 100 AMP power supply.

Integral offices and welfare facilities are provided to the front of the property and broadly comprise a reception two large offices and first floor office.

### Accommodation

**Total (GIA) 3,058 ft<sup>2</sup> (284.09 m<sup>2</sup>) approximately**

### Rental / Terms

The property is available to let on a new lease with length to be agreed at £18,000 per annum exclusive.

### VAT

All figures quoted are exclusive of VAT which we understand is not payable.

### Energy Performance Certificate

Available upon request from the agent.

### Planning Use

We understand that the property has planning permission under use class B2 (General Industrial) and B8 (Storage & Distribution).

The property may be suitable for alternative uses subject to obtaining the necessary planning consent.

### Services

It is understood that all mains services are available on or adjacent to the premises.

The agents have not tested the services and prospective purchasers are advised to make their own enquiries regarding the adequacy of these installations.

### Legal Fees

Each party to be responsible for their own legal cost incurred during this transaction.

### Availability

The property is immediately available, subject to the completion of legal formalities.

### Viewings

Strictly via the sole selling agent Siddall Jones on **0121 638 0500**

