

# TO LET

**UNIT 4 HOCKLEY INDUSTRIAL ESTATE**  
BIRMINGHAM, B18 6PT



## INDUSTRIAL/ WAREHOUSE PREMISES

**16,587 sq ft (1,540.97 sq m)** (Approx. Gross Internal Area)

- Secure yard
- 5.8m eaves height

**RENT: £100,000 PER ANNUM, EXCLUSIVE**



## LOCATION

The Hockley Industrial Estate is accessed off Pitsford Street, which in turn is off the A4540 Icknield Street (Birmingham Middle Ring Road).

Birmingham City Centre lies approximately 1 mile to the south-east. The middle ring road provides direct access to all main arterial routes running in and out of Birmingham City Centre including the A38 (M) Aston Expressway leading to junction 6 (Spaghetti Junction) of the M6 motorway approximately 3 miles distant.

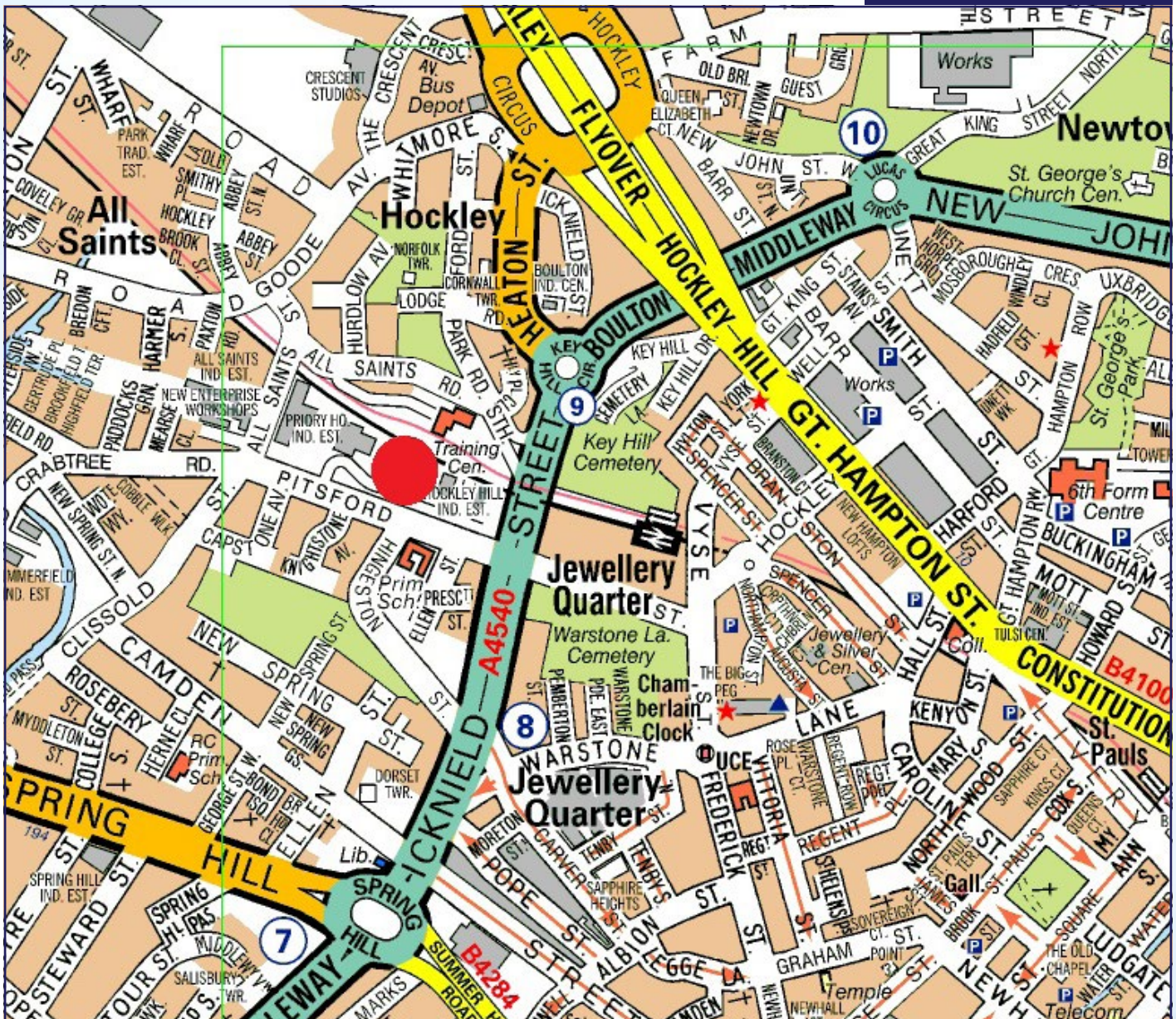
## DESCRIPTION

Unit 4 comprises of a two-bay single storey industrial/warehouse building.

The specification can be summarised as follows:

- Lit by fluorescent strip lighting
- Eaves height of 5.8m
- 2 level access loading doors
- 2 storey office accommodation including male/ female WC's and canteen area
- Secure palisade fenced yard area
- 22 car parking spaces
- Secure gated Estate

**POSTCODE: B18 6PT**





## ACCOMMODATION

	SQ M	SQ FT
Warehouse	1,415.17	15,233
Ground floor offices	62.90	677
First floor offices	62.90	677
<b>TOTAL</b> Approx. Gross Internal Area	<b>1,540.97</b>	<b>16,587</b>

## TENURE

A new full repairing and insuring lease is available for a term of years to be agreed.

## RENTAL

£100,000, per annum, exclusive.

## RATES

Rateable Value (2017): £53,000

## EPC

EPC Rating: E (106)

## SERVICES

The agent has not tested any apparatus, equipment, fixture, fittings or services and so cannot verify they are in working order or fit for their purpose. The tenant is advised to obtain verification from their solicitor or surveyor.

## LEGAL COSTS

Each party is responsible for their own legal costs incurred in any transaction.

## VAT

All prices quoted are exclusive of VAT, which may be chargeable.

## MONEY LAUNDERING

The money laundering regulations require identification checks are undertaken for all parties purchasing/leasing property. Before a business relationship can be formed, we will request proof of identification for the purchasing/ leasing entity.

## PLANNING

Interested parties should seek confirmation from Birmingham City Council Planning Department that their use is suitable for this premises.

**VIEWING** Strictly via the joint agents

### HARRIS LAMB

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**SUBJECT TO CONTRACT**

Ref: G6339 Date: 10/19

✉ **info@harrislamb.com**

Harris Lamb Limited Conditions under which particulars are issued.

Messrs. Harris Lamb Limited for themselves, for any joint agents and for the vendors or lessors of this property whose agents they are given notice that:

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