www.siddalljones.com



Hunters Road, Hockley, Birmingham, B19 1DP



TO LET

Hybrid Warehouse, Workshop & Office Premises Can Be Split - Total (GIA) 38,087 ft² (3,538 m²)

info@siddalljones.com

T: 0121 638 0500



Location

The property is located fronting Hunters Road, Hockley.

Hunters Road connects directly to Hockley Circus and the A41 which is one of the main arterial routes running in and out of Birmingham City Centre.

Junction 6 of the M6 Motorway is approximately 2 miles distant and Birmingham City Centre is approximately 1 mile distant.

Description

The property comprises a multi storey brick built commercial building with access from Hunters Road.

The ground floor comprises of industrial/ workshop space being both heated and lit with level access loading onto Hunters Road.

The first floor is fitted out as predominantly open plan office accommodation which includes cellular meeting/ board rooms.

The offices benefit from raised access flooring, suspended ceiling with inset lighting, air conditioning and heating, WC and kitchenette facilities.

In addition, further space is provided at basement and second floor level.

Accommodation

Basement Ground Floor	2,735 16,642	254.09 1,546.09
First Floor	15,122	1,404.88
Second Floor	3,588	333.33
Total (GIA)	38,087 ft ²	3,538.40 m ²

Rental / Terms

The property is available to let as a whole or can be split to cater for tenants' occupational requirements with rentals from $\pounds 2.75 \text{ ft}^2$.

Business Rates

Rateable Value (2017): Currently jointly assessed.

Contact the agents for further information.

Planning

We understand the property has consent under Use Classes B1, B2 and B8.

However, all interested parties should make their own enquiries to Birmingham City Council Planning Department.

Services

The agents have not tested any apparatus, equipment, fixture, fittings or services and so cannot verify they are in working order or fit for their purpose.

The applicant is advised to obtain verification from their solicitor or surveyor.

EPC

Available upon request from the agent.

Legal Costs

Each party to bear their own legal costs incurred in any transaction.

Availability

The property is immediately available following the completion of legal formalities.

Viewings

Strictly via the sole letting agent Siddall Jones on 0121 638 0500



Siddall Jones | The Mint | 95 Icknield Street | Birmingham | B18 6RU

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.