

Hunters Road, Hockley, Birmingham, B19 1DP



TO LET

Hybrid Warehouse, Workshop & Office Premises

Can Be Split - Total (GIA) 38,087 ft² (3,538 m²)

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	2,735	254.09
Ground Floor	16,642	1,546.09
First Floor	15,122	1,404.88
Second Floor	3,588	333.33
Total (GIA)	38,087 ft²	3,538.40 m²

Rental / Terms

The property is available to let as a whole or can be split to cater for tenants' occupational requirements with rentals from £2.75 ft².

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

