

# Birmingham Central.

Unit 1, 4/5, 6/7 • Camden Street • Hockley • Birmingham • B1 3DD



# to let

## SPACE FOR BUSINESS FLEXIBLE TERMS

The Hockley district of Birmingham is probably better known locally as the Jewellery Quarter and whilst the district still retains its links with precious metals the area is also renowned for the concentration of businesses in the light assembly and associated trades.

Its location on the fringe of the city centre and its proximity to the city's inner ring road and middle ring roads leading to the A38 M and the M6 motorway at junction 6 is one of the benefits enjoyed by businesses relocating to Hockley.

These units will suit many types of business and especially those that provide goods and services to companies located in Birmingham's central commercial core. The city centre is half a mile from Camden Street. Its location on the west side of central Birmingham also provides good access to the towns of Dudley, West Bromwich, Walsall and Wolverhampton.

*Population: Birmingham 1.1 million  
West Midlands 5.2 million*

A RANGE OF INDUSTRIAL UNITS SUITABLE FOR  
WAREHOUSE/MANUFACTURING/TRADE COUNTER USE

6,400 - 9,790 sq ft (595 - 909m<sup>2</sup>)



## Location

Camden Street is half a mile from the Birmingham city centre off the A457 Sandpits which leads directly into the city centre and in the other direction to the middle ring road A4540.

The middle ring road provides access to the M6 north and south and also to the M5 leading to the M42 and M40 motorways.

## Description

The properties are part of a small industrial estate. The properties are traditional brick built of both single and two storey construction with steel portal frame. There is a good ratio of exterior service area, outdoor storage and car parking.

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## Accommodation

	Sq ft	m <sup>2</sup>
Unit 1	6,400	595
Unit 4/5	9,616	893
Unit 6/7	9,790	909

## Local services

The area is well served for public transport including a dedicated station for the Metro tram linking Birmingham to Wolverhampton.

## Lease Terms

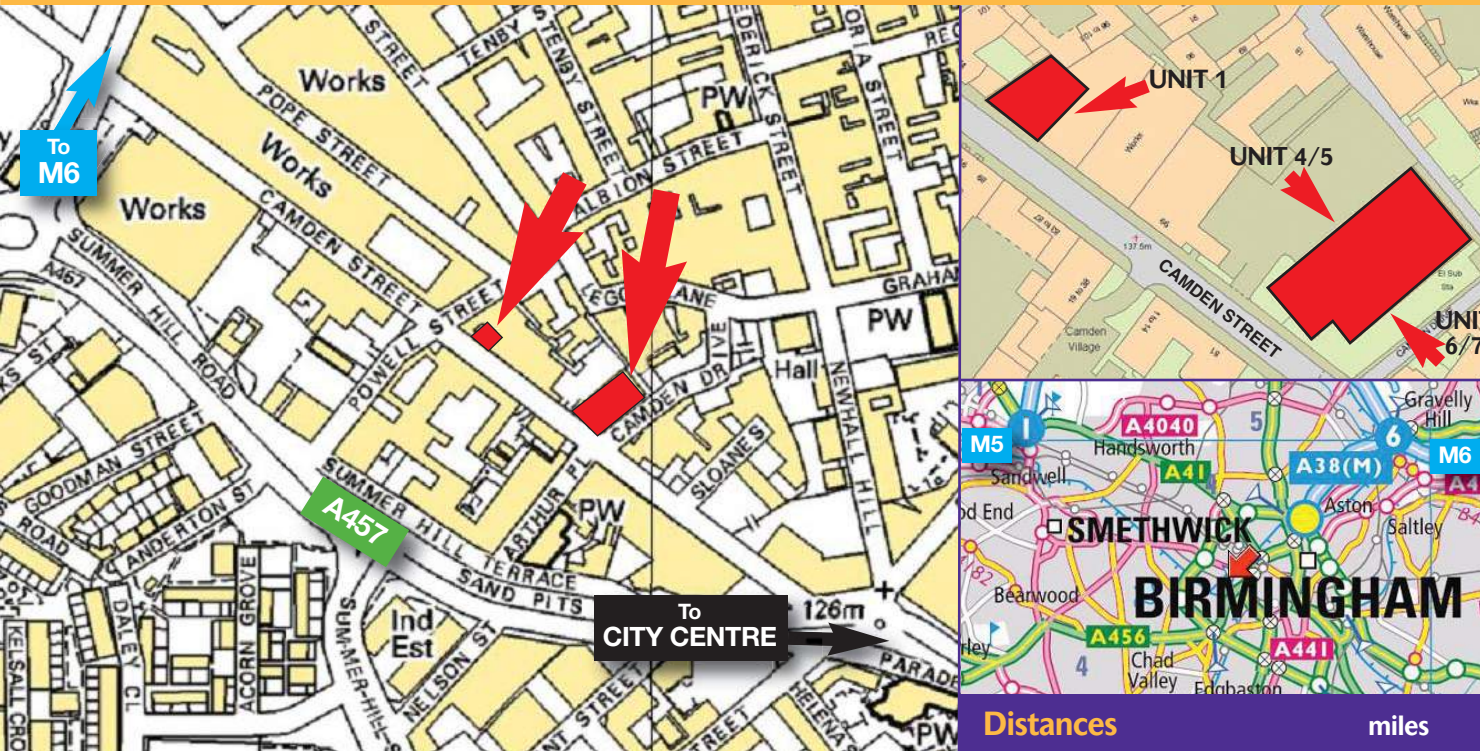
The property is available to let on customer focused flexible lease terms and the benefit of no legal fees. Incentives are available to the ingoing tenant subject to lease length.

## Business Rates

Interested parties should make their own enquiries with the local authority Birmingham City Council 0121 303 1111.

## Viewing

By prior arrangement with our agents – contact details below.



## Distances

	miles
Birmingham city centre	0.5
National Indoor Arena	0.5
M6 junction 6	3
West Bromwich	5
National Exhibition Centre/ Birmingham Airport	11
Dudley	11
Walsall	12
Wolverhampton	14



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