

**MASON  
YOUNG**

PROPERTY CONSULTANTS ■

# TO LET

WAREHOUSE PREMISES & OFFICES

**20-22 KEY HILL, HOCKLEY,  
BIRMINGHAM, B18 5PB**



**4,142 SQ FT (384.9 SQ M)**

- CENTRAL LOCATION
- TWO STOREY OFFICES
- ON SITE CAR PARKING
- FLEXIBLE TERMS

■  
MY BUSINESS SPACE  
MY MANAGEMENT  
MY LEASE CONSULTANCY  
MY DEVELOPMENT  
MY INVESTMENT  
MY AUCTIONS

6 Warstone Mews  
Warstone Lane  
Jewellery Quarter  
Birmingham  
B18 6JB

m: 07929 410 481  
t: 0121 285 3535  
f: 0121 285 3536  
e: [info@masonyoung.co.uk](mailto:info@masonyoung.co.uk)  
w: [masonyoung.co.uk](http://masonyoung.co.uk)

Please call for more information t: 0121 285 3535 m: 07929 410 481

#### Location

The property is located in a well established warehouse/ industrial location on Key Hill, in the Hockley area of Birmingham. The premises are within close proximity of the Hockley Flyover giving direct access to Birmingham City Centre and the A41 linking with J1 of the M5 Motorway.

#### Description

The premises comprise of a modern two storey warehouse building of steel portal frame in construction with full height brick elevations under a flat roof. Internally, the property is arranged to provide a variety of cellular offices on the ground floor and first floor. The offices benefit from laminated floors, carpets, plaster & painted walls, suspended ceiling incorporating CAT 2 lights, gas fired central heating, UPVC double glazing, alarm, a kitchen and WC facilities. There is a metal roller shutter to the front of the building.

To the rear of the property is a large car park area which is accessed via a gate to the front of the premises.

#### Accommodation

20-22 Key Hill	SQ FT	SQ M
Ground Floor	1,568	145.7
First Floor	2,574	239.2
<b>TOTAL</b>	<b>4,142</b>	<b>384.9</b>

#### Energy Performance Certificates

Details available upon request.

#### Services

We are advised all main services are connected to include gas, water and three phase electricity.

Mason Young Property Consultants has not checked and does not accept responsibility for any of the services within this property and would suggest that any in-going tenant or occupier satisfies themselves in this regard.

#### Rent/Price

The rent is based on £30,000 per annum exclusive, subject to contract. Terms to be agreed.

#### Business Rates

The property is currently listed within the 2010 rating listing as having a rateable value of £10,500 & £12,000 in respect to the ground floor & first floor. Rates payable will be in the region of £5,176.50 & £5,916 per annum.

Interested parties are advised to make their own enquiries to Birmingham City Council on 0121 303 5511.

#### Legal Costs

Each party to pay their own legal costs incurred in this transaction.

#### VAT

We understand that the property is not elected for VAT.

#### Viewing

Strictly by prior appointment with sole agents, Mason Young Property Consultants.

#### Contact Details

Arjamand Farooqui BSc (Hons)  
Tel: 0121 285 3535  
Mob: 07929 410 481  
Email: af@masonyoung.co.uk



**Property Misrepresentation Act:** Mason Young Property Consultants for themselves and for the vendors or lessors of this property, whose agents they are, give notice that: (I) these particulars are for guidance only and do not constitute any part of an offer or contract. (II) all descriptions, dimensions, references to condition and necessary permissions for use and occupation together with all other details are given in good faith and are believed to be correct. However, any intending purchasers or tenants should not rely upon them as statements or representations of fact and must satisfy themselves by inspection or otherwise as to the correctness of each of them. (III) no person in the employment of Mason Young Ltd or any joint agents has any authority to make or give any representation or warranty whatsoever in relation to this property. (IV) reference to any gas, electrical or other fixtures, fittings, appliances or services have not been tested and no warranty is given or implied as to their availability, adequacy, condition or effectiveness. (V) unless otherwise stated all prices and rentals quoted are exclusive of any Value Added Tax to which they may be subject. (VI) Mason Young have not had the opportunity to inspect any title documentation and intending purchasers or tenants should verify the information through their legal advisor. (VII) information on Town & Country planning matters and Rating matters has been obtained by verbal enquiry only from the appropriate Local Authority. Prospective purchasers are recommended to obtain written information thereof. (VIII) No environmental audit or investigation has been carried out on the property and no Environmental Report has been inspected. We have not carried out an inspection for asbestos and no Asbestos Register has been viewed. Potential purchasers/ tenants should satisfy themselves on the above matters through enquiries of their Surveyor/ Solicitor. (IX) Mason Young Property Consultants is the trading name of Mason Young Ltd.