

**MASON
YOUNG**

PROPERTY CONSULTANTS ■

TO LET

**GROUND FLOOR SHOWROOM &
FIRST FLOOR OFFICES**

**44 HOWARD STREET, HOCKLEY,
BIRMINGHAM, B19 3HH**



1,605 – 6,491 SQ FT (149.1 – 603.0 SQ M)

- MAIN ROAD FRONTAGE
- SELF CONTAINED
- PROMINENT LOCATION
- FULLY REFURBISHED

■
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Location

The property is situated in Hockley, an established inner city industrial location approximately 0.5 miles to the north of Birmingham city centre. Mott Street leads onto Howard Street which provides access to the Birmingham middle ring road at Constitution Hill (B4100) which is a main arterial route into Birmingham city centre. The property is situated a short distance from New Town Middleway which forms part of the middle ring road (A4540), allowing easy access to the national motorway network via the A38(M) Aston Expressway, which is located approximately 0.5 miles to the north.

Description

The property is industrial in nature but has been adapted and converted to provide a substantial showroom on the ground floor with self-contained offices on the first floor. The warehouse is of steel portal frame construction with full height brick elevations to eaves surmounted by a part pitched/part flat roof. Internally the warehouse benefits from concrete floors, plaster & painted walls, a full suspended ceiling incorporating CAT 2 lighting, gas air blower heater, three phase electricity, gas mains, a loading bay, an alarm, CCTV, a kitchen and separate WC accommodation. There are electric metal roller shutters to the doors & windows to the front of the property.

The first floor offices are self-contained and accessed via a separate entrance from the main road. The offices comprise of several rooms which benefit from carpets, plaster & painted walls, gas fired central heating, a kitchen and separate WC accommodation. There is a metal roller shutter door to the entrance.

Accommodation

44 Howard Street	SQ FT	SQ M
Ground Floor	4,886	453.9
First Floor	1,605	149.1
TOTAL	6,491	603.0

Services

We are advised that all main services are connected.

Energy Performance Certificates

Details available upon request.

Tenure

The ground floor showroom is available at a rent of £30,000 per annum on a FRI basis, subject to contract. The first floor offices are available at a rent of £10,000 per annum. Terms to be agreed.

Business Rates

The property is currently listed within the 2010 rating listing as having a rateable value of £18,750. Rates payable will be in the region of £9,243.75 per annum.

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

Legal Costs

Each party to be responsible for their own legal costs incurred.

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

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