MASON YOUNG
PROPERTY CONSULTANTS

TO LET

INDUSTRIAL SHOWROOM PREMISES

21 HOSPITAL STREET, HOCKLEY, BIRMINGHAM, B19 3PY

4,535 SQ FT (421.5 SQ M)

- ESTABLISHED LOCATION
- ROAD FRONTAGE
- EXTERNAL LOADING BAY
- FLEXIBLE TERMS

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

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

Location
The property is located at the junction of Hospital Street and Henrietta St, just a few minutes away from the main A4100 Constitution Hill. Access to the A38(M) is approximately 0.5 mile away and Birmingham City Centre is approximately 0.5 miles from the subject property.

Description
The property comprises of a single storey steel portal framed industrial/warehouse premises with brick elevations surmounted by a triple pitched profile sheet metal roof incorporating translucent roof panels. Internally the warehouse has been fitted with a suspended ceiling throughout and benefits from a concrete floor, fluorescent strip lighting, a kitchen and separate WC accommodation. There is an electric metal roller shutter accessed from the road as well as a small yard to the side which is ideal for car parking/loading.

Accommodation

21 Hospital Street	SQ FT	SQ M
Industrial	3,987	370.5
Offices	548	51.0
TOTAL	**4,535**	**421.5**

Energy Performance Certificates
Details available upon request.

Services
We are advised all main services are connected.

Tenure/Rent
The accommodation is available on a leasehold basis at a quoting rent of £22,500 per annum exclusive, subject to terms.

Business Rates
The property is currently listed within the 2010 rating listing as having a rateable value of £12,000. Rates payable will be in the region of £5,916.00 per annum.

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

VAT
The property is not elected for VAT.

Legal Costs
Each party to be responsible for their own legal costs incurred during this transaction.

Viewing
Strictly by prior appointment with the sole agent,
Mason Young Property Consultants.

Contact Details
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