

**MASON
YOUNG**

PROPERTY CONSULTANTS ■

TO LET

SHOWROOM & WAREHOUSE PREMISES

**HOCKLEY STREET, JEWELLERY QUARTER,
BIRMINGHAM, B18 6BL**



9,904 SQ FT (920.2 SQ M)

- MAIN ROAD FRONTAGE
- SELF-CONTAINED
- PROMINENT LOCATION
- ON SITE CAR PARKING

■
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 situated in a prominent location fronting Hockley Street on the fringe of Birmingham's historic Jewellery Quarter. The A41 is a main arterial route which leads direct into Birmingham City Centre, being $\frac{3}{4}$ of a mile South East and Junction 1 of the M5, being 1.5 miles to the North West. The main Aston Expressway (circa 1 mile due East), provides direct access to Junction 6 of the M6 Motorway "Spaghetti Junction". St Pauls tram station, Tesco Express and the College of Law are all located within walking distance of the subject premises.

Description

The building is of steel portal frame construction with full height brick elevations surmounted by a flat roof incorporating translucent roof panels. Internally the property has been split to provide warehouse & office accommodation which benefits from a concrete floor with laminate covering, electric roller shutters providing 3.73m eaves height, suspended ceilings incorporating CAT 2 lighting, power points, slat walls, gas fired central heating, carpets, perimeter trunking with CAT 5 cabling, CCTV, alarm, three phase electricity, a kitchenette and WC facilities. Externally there is a large secure gated car park which is accessed via an electronic sliding metal gate.

Accommodation

AREA	SQ FT	SQ M	RENT (PAX)
Showroom & Offices	3,785	351.7	£35,000
Warehouse 1	3,455	321.0	£20,000
Warehouse 2	2,664	247.5	£17,500
TOTAL	9,904	920.2	£72,500

Services

We are advised all main services are connected.

Energy Performance Certificates

Details available upon request.

Tenure/Rent

The property is available on a leasehold basis at a quoting rent of £72,500 per annum exclusive on a FRI basis, subject to contract. Terms to be agreed. Alternatively the property can be split into three parts, further details upon request.

Business Rates

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 during this transaction.

VAT

We understand that the property is elected for VAT.

Viewing

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

Contact Details

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