



## 7 Hockley Court

2401 Stratford Road, Hockley Heath, Solihull, B94 6NW

Long Leasehold/Leasehold | Self Contained Office Building with Permitted Development Rights | 3,120 Sq Ft (289.93 Sq M)

**FOR SALE  
/ TO LET**





## Location

7 Hockley Court forms part of the Hockley Court development situated on the outskirts of Hockley Heath, which is located approximately 5 miles south-east of Solihull town centre.

The property is well located benefiting from easy access to Junction 4 of the M42 motorway 1.5 miles to the north and Junction 16 of the M40 approximately 1.6 miles to the south. In addition, the property is within close proximity of Birmingham Airport and the National Exhibition Centre.



## Description

The subject property comprises a self-contained office building constructed in the early 1990s. The building is of brick construction under a pitched/tilled roof with timber framed windows.

The building provides a total of 3,120 sq ft (289.93 sq m) of open plan office accommodation arranged over three floors. There are WC provisions situated on each floor. The specification includes perimeter trunking, wall mounted radiators, carpeting and suspended ceilings on ground and first floor. There is a vaulted ceiling on the second floor.

The office includes a generous parking provision of 13 allocated car parking spaces.



## Accommodation

The accommodation has been measured on a Net Internal Area basis, the approximate area comprises:

Floor	Sq Ft	Sq M
Ground Floor	1,093	101.6
First Floor	1,019	94.67
Second Floor	1,008	93.66
<b>Total</b>	<b>3,120</b>	<b>289.93</b>



## Amenities



24/7



Car Parking



Suspended Ceiling



Kitchen



Rail



Motorway





## Further information

### Tenure

The accommodation is available to purchase on a long leasehold basis. The long leasehold is for a term of 200 years from and including 1<sup>st</sup> January 1990.

The property is also available to let on a leasehold basis.

### Price/Rent

The asking price for the long leasehold interest is £625,000 subject to contract and exclusive of VAT.

For a letting, the quoting rent is £53,000 per annum exclusive of VAT and subject to contract.

### Planning

A change of use for conversion into three residential apartments was obtained on 5th July 2024, Application Number PL/2024/00915/PNCEC3. Further information can be obtained via the Solihull Metropolitan Borough Council planning portal - [planning@solihull.gov.uk](mailto:planning@solihull.gov.uk).

Information can also be provided by Fisher German.

### Business Rates

Occupiers will be responsible for paying Business Rates direct to the local authority.

### Services

We confirm we have not tested any of the service installations and any occupiers must satisfy themselves as to the state and condition of such items.

### EPC

The EPC rating is D.

### Legal Costs

Each party is to be responsible for their own legal costs incurred in the transaction.

### Fixtures & Fittings

Any fixtures and fittings not expressly mentioned within these particulars are excluded from the sale/letting.

### Anti Money Laundering

The successful purchaser/tenant will be required to submit information to comply with Anti Money Laundering Regulations.

### VAT

Unless otherwise stated, all prices and rents quoted are exclusive of Value Added Tax (VAT). Any intending purchaser/tenant should satisfy themselves independently as to VAT in respect of this transaction.

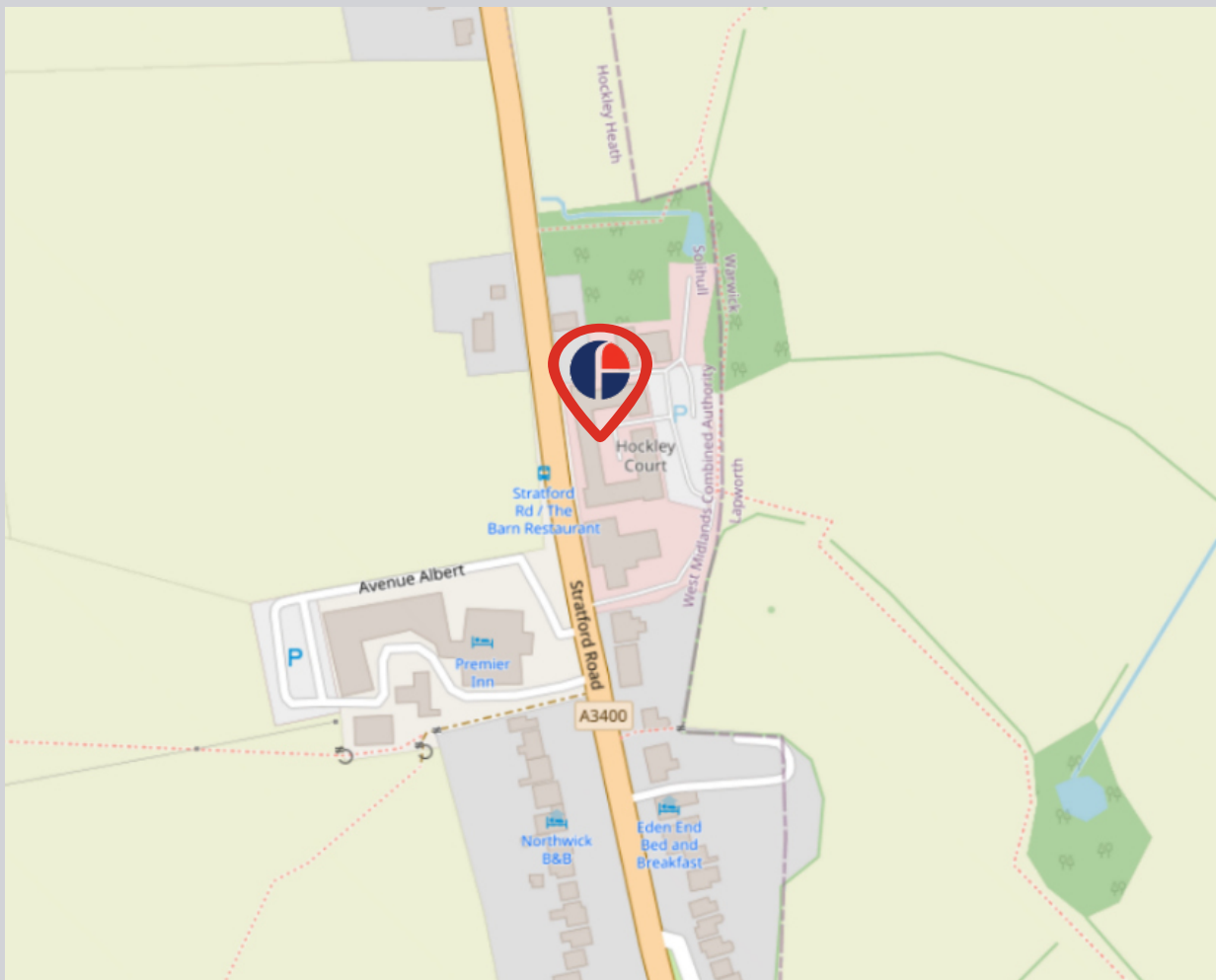
### Viewings

By prior appointment with the sole agent, Fisher German LLP.





# 7 Hockley Court, Solihull



## Approximate Travel Distances

### Locations

- National Exhibition Centre (NEC) - 8.2 miles
- Birmingham city centre - 10.5 miles
- Solihull town centre - 5 miles

### Nearest Station

- Dorridge - 1.4 miles



### Nearest Airport

- Birmingham Airport (BHX) - 7.7 miles

## Viewings






### Charles Warrack

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-  07977 512 965
-  charles.warrack@fishergerman.co.uk



### James Allison

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Particulars dated July 2024. Photographs dated March 2023.

