

Former Ambulance Station, Henrietta Street, Hockley, Birmingham B19 3QE



TO LET

High Bay Warehouse Close to the City Centre

Gross Internal Area: 6,760 ft² (628 m²)

Location

The property is predominantly situated on the corner of Henrietta Street and Hospital Street, in the Hockley area of Birmingham.

The location provides quick and convenient access to Birmingham City Centre being only a short distance from Constitution Hill (A41) and being less than a mile from the historic and vibrant Jewellery Quarter.

The nearby inner ring road provides access to the A38(M) and the national motorway network at J6 M6 (Spaghetti Junction).

The immediate area is well served by public transport with regular bus services nearby and being only a short distance from the St Pauls train and metro station.

Description

The property comprises a single bay warehouse unit fronting Henrietta Street.

The property is of steel truss constructions with full height brick elevations and surmounted by an insulated pitched roof incorporating translucent roof lights.

The space benefits from two large roller shutters opening onto Henrietta Street, concrete flooring, LED high bay lighting and a min eaves of 16ft rising to 21.4 ft in the apex.

Welfare and office facilities are also provided to the rear of the warehouse.

Accommodation

Total (GIA) 6,760 ft² (628 m²) approx.

Rental / Terms

The property is available to let on a new lease with length to be agreed at £40,000 per annum exclusive.

VAT

All prices quoted are exclusive of VAT which may be payable.

Planning Use

We understand that the property has consent under Use Class B2 and B8.

The property may be suitable for alternative uses subject to obtaining the required consent.

Legal Fees

Each party to be responsible for their own legal and other fees associated with this transaction.

Energy Performance Certificate (EPC)

Available upon request from the agent.

Money Laundering

The money laundering regulations require identification checks are undertaken for all parties purchasing/leasing property.

Before a business relationship can be formed, we will request proof of identification for the purchasing/leasing entity.

Availability

The property is immediately available subject to the completion of legal formalities.

Viewings

Strictly via the letting agent Siddall Jones 0121 638 0500

