



To Let

Unit 4 Hockley Court, 2401 Stratford Road, B94 6NW

Offices to Let (May Split) | 3,850 sq ft

[jll.com](https://www.jll.com)

Description

4 Hockley Court forms part of the Hockley Court office development constructed around the early 1990s comprising 17 similar styled offices with Unit 4 being three storey occupying the south-east corner of the development.

The property is of a traditional brick cavity wall construction with a tiled pitched roof and forms offices on the ground, first and second floors accessed via the central brick paved courtyard.

The offices are lightly partitioned on the ground and second floors with the first floor being open plan. There is a vaulted ceiling on the second floor. The general specification includes carpet floor coverings, central heating radiators, part suspended ceilings, part fluorescent strip and part LED lighting, timber framed windows with secondary internal glazing. WCs are located on the first and second floors with a kitchen area also present on the first floor.

The property benefits from 15 marked car parking spaces; one is located to the front of the property and the other situated in the rear car park.

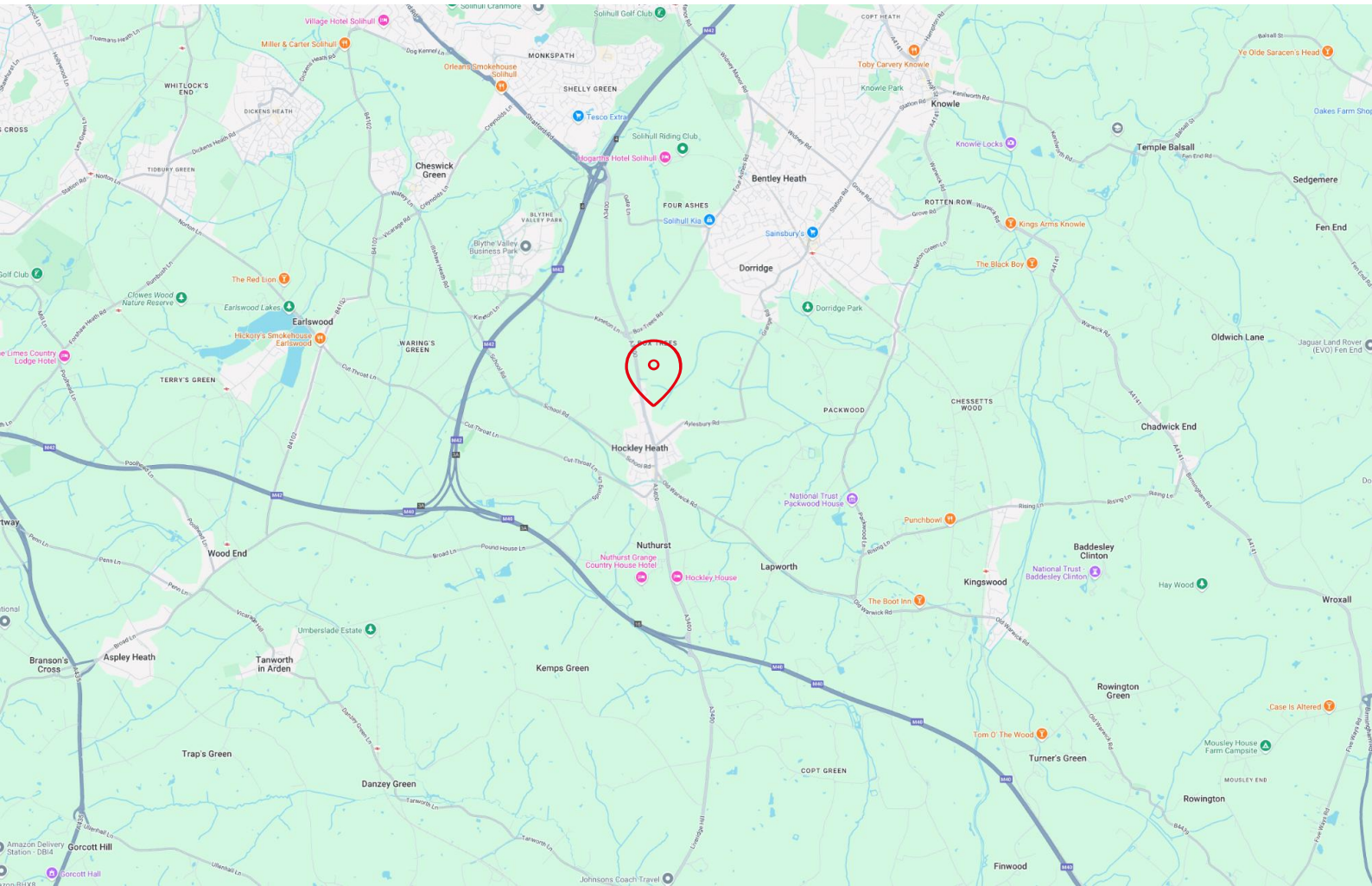
A refurbishment including new windows, installation of LED lighting and redecoration throughout is to be undertaken.

Accommodation

Description	sq ft	Sq m
Ground Floor	1,250	116
First Floor	1,300	121
Second Floor	1,300	121
Total	3,850	358

Location

The property, which forms part of the Hockley Court development, is located on the outskirts of Hockley Heath, which is about 3.5 miles south-east of Solihull. Hockley Court is well located within approximately 1.5 miles of Junction 4 of the M42 motorway; and 7 miles from the National Exhibition Centre, Birmingham International Airport and International Railway Station.



Unit 4 Hockley Court/ Solihull

EPC Rating

D(88)

Rental

£17.00 per sq ft per annum exclusive

Terms

The property is available by way of a new FRI lease for a term of years to be agreed.

Business Rates

Current ratable value - £39,500

The Tenant will be responsible for the payment of business rates to the Local Authority (Solihull).

Service Charge

A service charge is levied toward the maintenance and upkeep of the courtyard and common external areas. Further details available upon request.

VAT

VAT is payable at the prevailing rate.

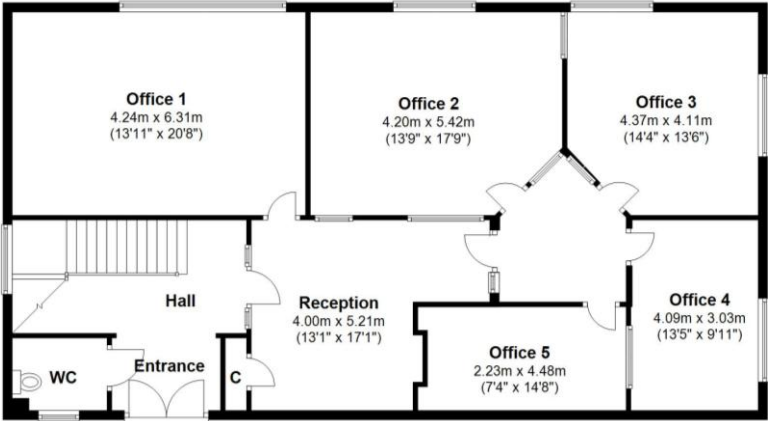
Legal Costs

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

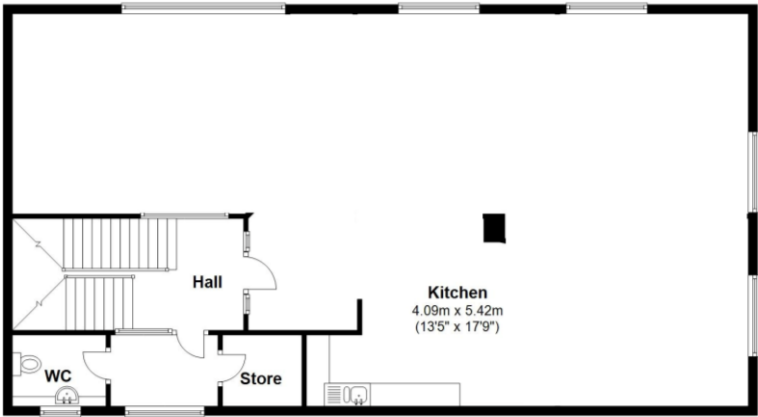


Floorplans

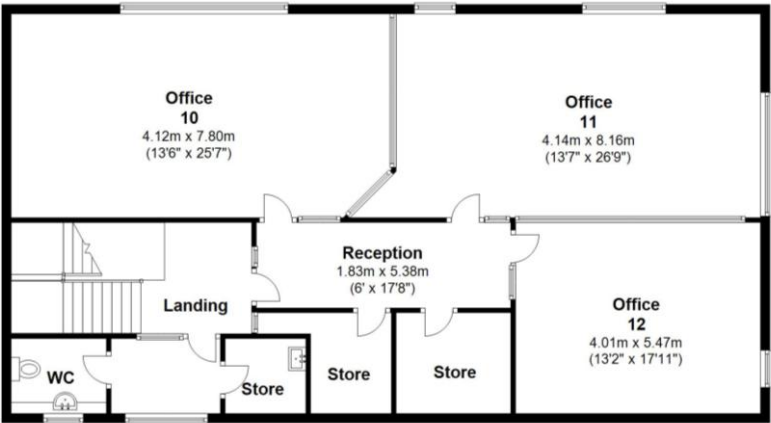
Ground Floor
Approx 1,474.6 sq ft (137 sq m)



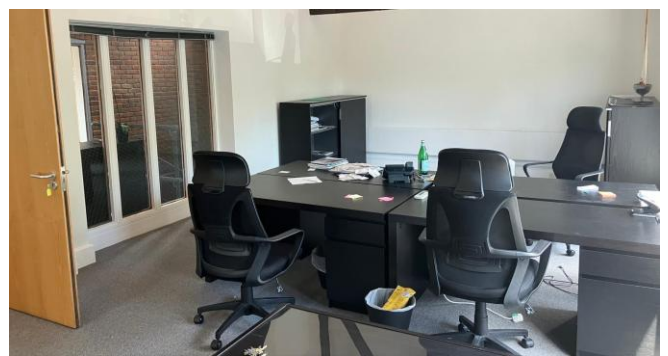
First Floor
Approx 1,474.9 sq ft (137 sq m)



Second Floor
Approx 1,475.1 sq ft (137 sq m)



Unit 4 Hockley Court/ Solihull



Viewings

JLL

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