

11 Key Hill Drive, Jewellery Quarter, Birmingham, B18 5PB



TO LET

Modern Warehouse Premises

Gross Internal Area: 8,329 ft² (773.30 m²)

Location

The property is located on a cul-de-sac approached from Hockley Hill off Great Hampton Street and just before the Hockley Flyover and linking with Birmingham City Centre and the A41 Soho Road.

Communication links are excellent being within close proximity to Hockley Circus linking the middle ring road to the A38(M) at Dartmouth Circus and J6 of the M6 motorway at Spaghetti Junction.

The M5 motorway at J1 is situated approximately 3 miles to the west of the property via the A41.

Description

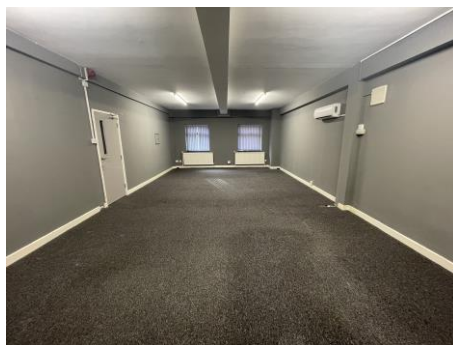
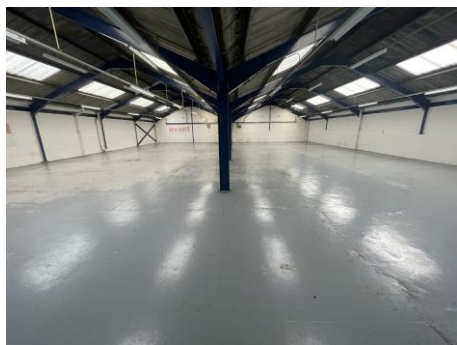
The property comprises a two-storey building of brick construction to the road comprising mainly of offices and workshop with large warehouse to the rear. Loading access is via an internal loading bay from Key Hill.

The offices are accessed off Key Hill and lead into a ground floor reception with stairs to the first level. The first floor comprises a mixture of cellular offices and meeting rooms with kitchen, canteen and WC facilities. The offices have been recently refurbished to a high standard and include carpet flooring, LED lighting, Double glazed windows, emulsion coated walls and central heating.

The warehouse is of steel portal frame construction with brick infill surmounted by a pitched clad roof with new translucent roof lights. The accommodation benefits from concrete flooring, LED strip lighting, mains services and a loading bay with roller shutter access to Key Hill.

Accommodation (GIA approx.)

Offices	2,202 ft ²	204 m ²
Warehouse	6,127 ft ²	569.3 m ²
Total (GIA)	8,329 ft²	773.3 m²



Terms

The property is available on a new FRI lease, with length to be agreed, at a quoting rental of £55,000 per annum.

Services

We understand that all mains services are available on, or adjacent to the subject premises.

The agent has not tested the suitability of the connections and recommends that all interested parties carry out their own investigations as to their suitability.

Rateable Value

RV - £40,500

VAT

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

Legal Costs

Both parties to bear their own legal and surveyor's fees incurred during the transaction.

Energy Performance

Available upon request from the agent.

Availability

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

Viewing

Strictly via the joint agent Siddall Jones on 0121 638 0500.