



# To Let

**First years rent from £4.50psf (Subject to terms to be agreed)**

- High level refurbished Industrial/Warehouse
- Adjacent to Birmingham Middle Ring Road leading to all arterial roads
- Prominent Industrial Location
- 2 miles north-west of Birmingham City Centre

## Unit 1 Hockley Industrial Estate

Pitsford Street, Birmingham, B18 6PT

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**30,345 sq ft**

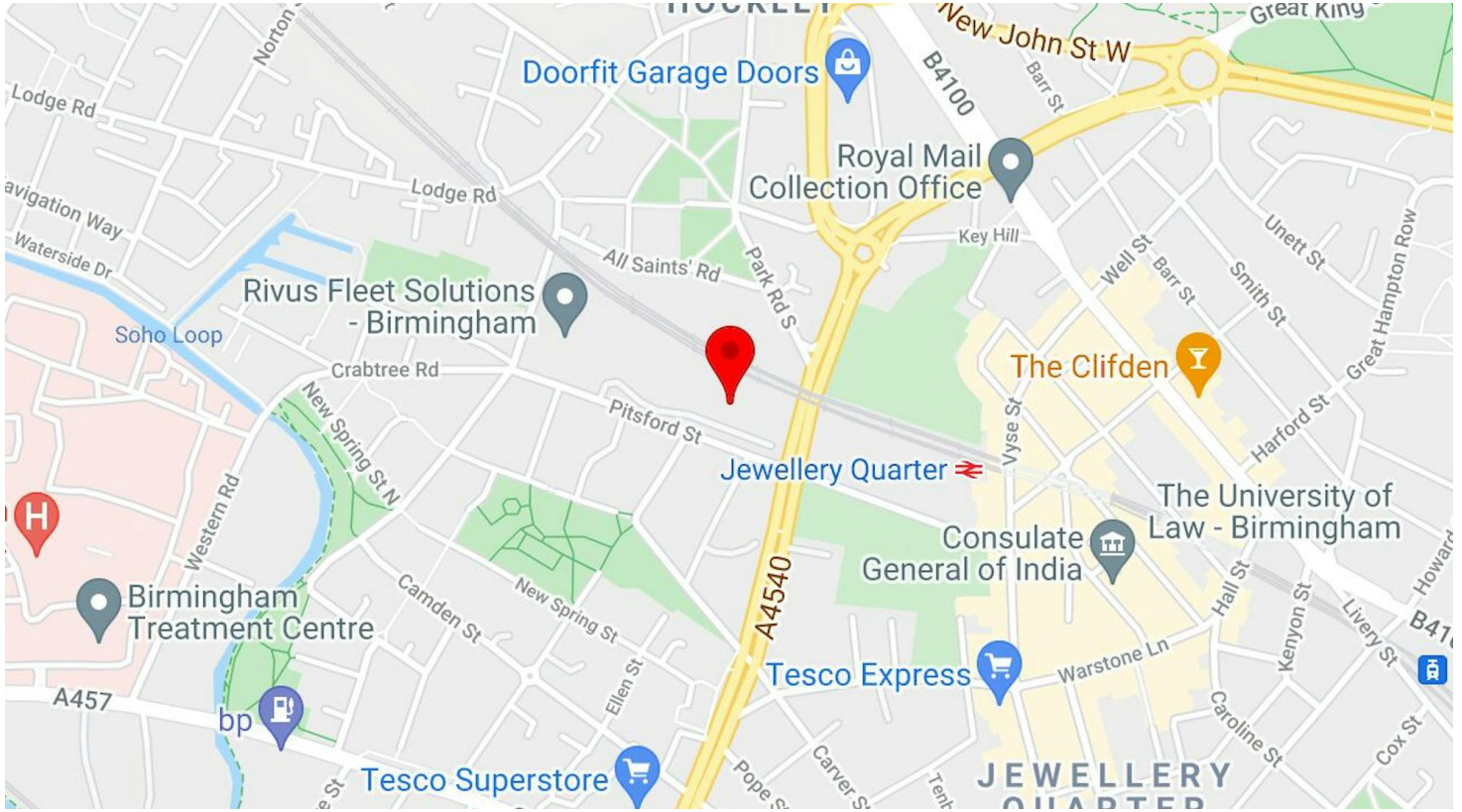
2,819.14 sq m

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**Reference: #67777**

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Pitsford Street, Birmingham, B18 6PT



## Location

The unit is located on Hockley Industrial Estate, Hockley, Birmingham. Hockley Industrial Estate is accessed off Pitsford Street, which in turn is off the Icknield Street (A4540) (Birmingham Middle Ring Road). Birmingham City Centre lies approximately one mile to the South East. The Middle Ring Road provides access to all arterial roads running out of the city centre including the A34 and the A38(M) Aston Expressway leading to Junction 6 of the M6 Motorway, approximately four miles to the north.

## Description

Unit 1 comprises of a two bay single storey industrial/warehouse building of steel portal frame construction beneath an insulated clad roof. The unit has part block and part profile metal cladding elevations and a concrete floor.

Internally the unit is lit by translucent roof lights and fluorescent strip lighting. The unit benefits from a 5.8 metre minimum eaves height and has four level access doors.

The building benefits from office accommodation on the ground floor and first floor, male and female facilities and a canteen area.

Externally, to the front of the unit is a secure palisade fenced concrete yard and a car park for staff.

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground	25,222	2,343.20
Ancillary - Ground and first floor offices	5,123	475.94
<b>Total</b>	<b>30,345</b>	<b>2,819.14</b>

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## Rent

Available on request

## 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.

## Viewings

If you would like further details on this property or would like to arrange a viewing, please contact the agents below:

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### Josh Brown

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### Steven Jagers

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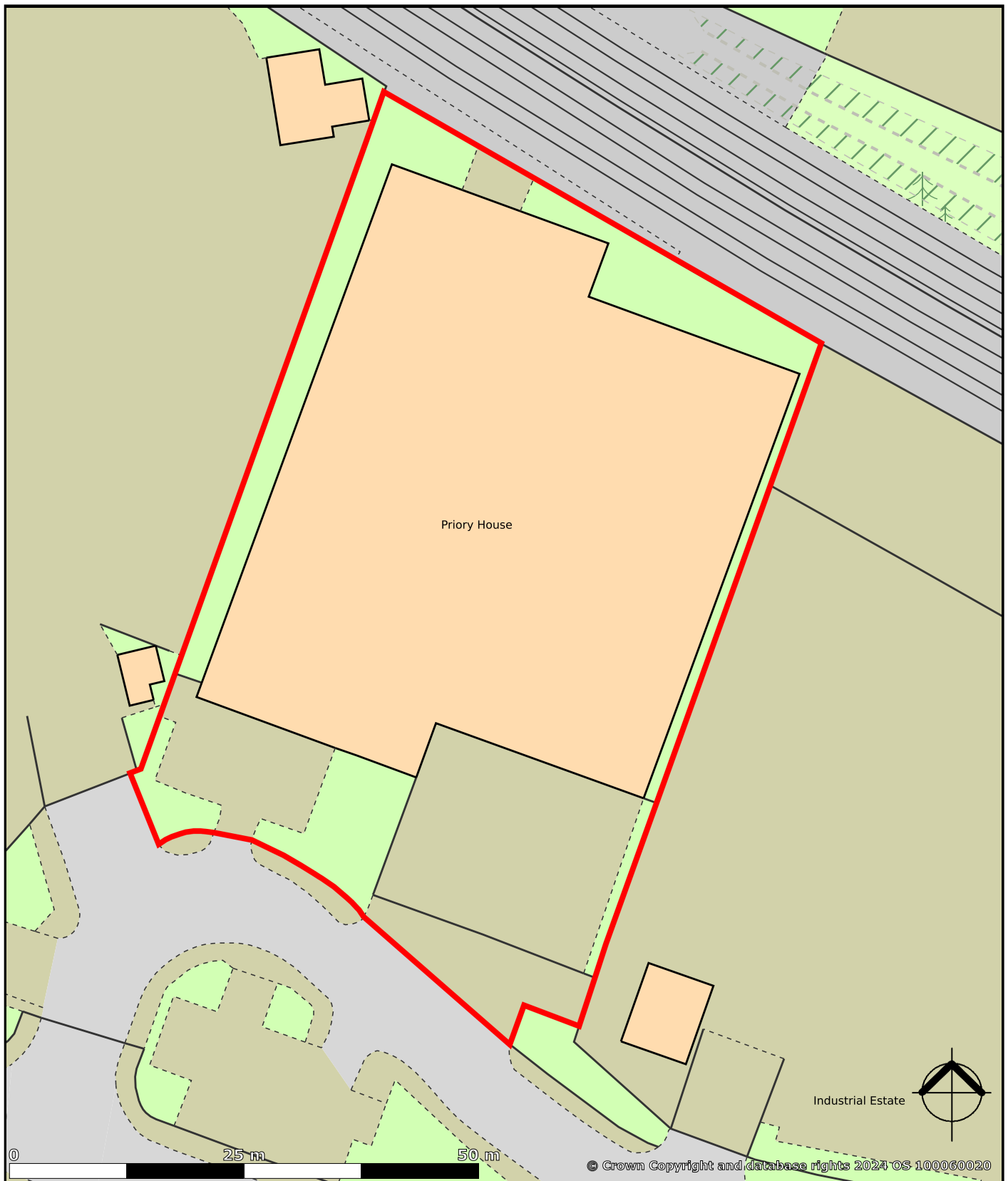
### Tom Benson

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Plotted Scale - 1:577