

INDUSTRIAL, TRADE COUNTER, WAREHOUSE | TO LET

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HOCKLEY STREET, BIRMINGHAM, B18 6BH

3,412 SQ FT (316.99 SQ M)

**SIDDALL JONES**  
COMMERCIAL PROPERTY CONSULTANCY

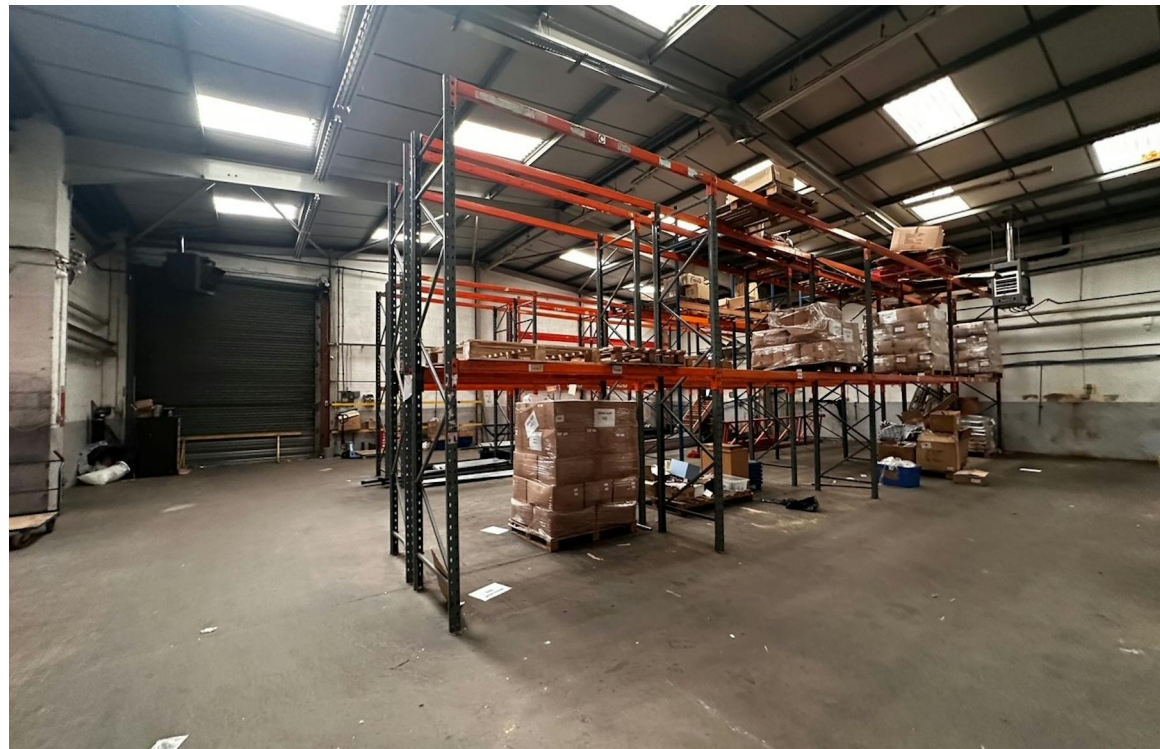


## DESCRIPTION

The property comprises a single storey warehouse unit of steel truss construction with block infill surmounted by a pitched insulated steel clad profile roof with translucent roof lights.

The warehouse benefits from concrete flooring, fluorescent strip lighting, 3-phase electricity, gas fired central heating and roller shutter access fronting Hockley Street.

Externally the property benefits from a shared tarmacadam yard with one allocated parking space.



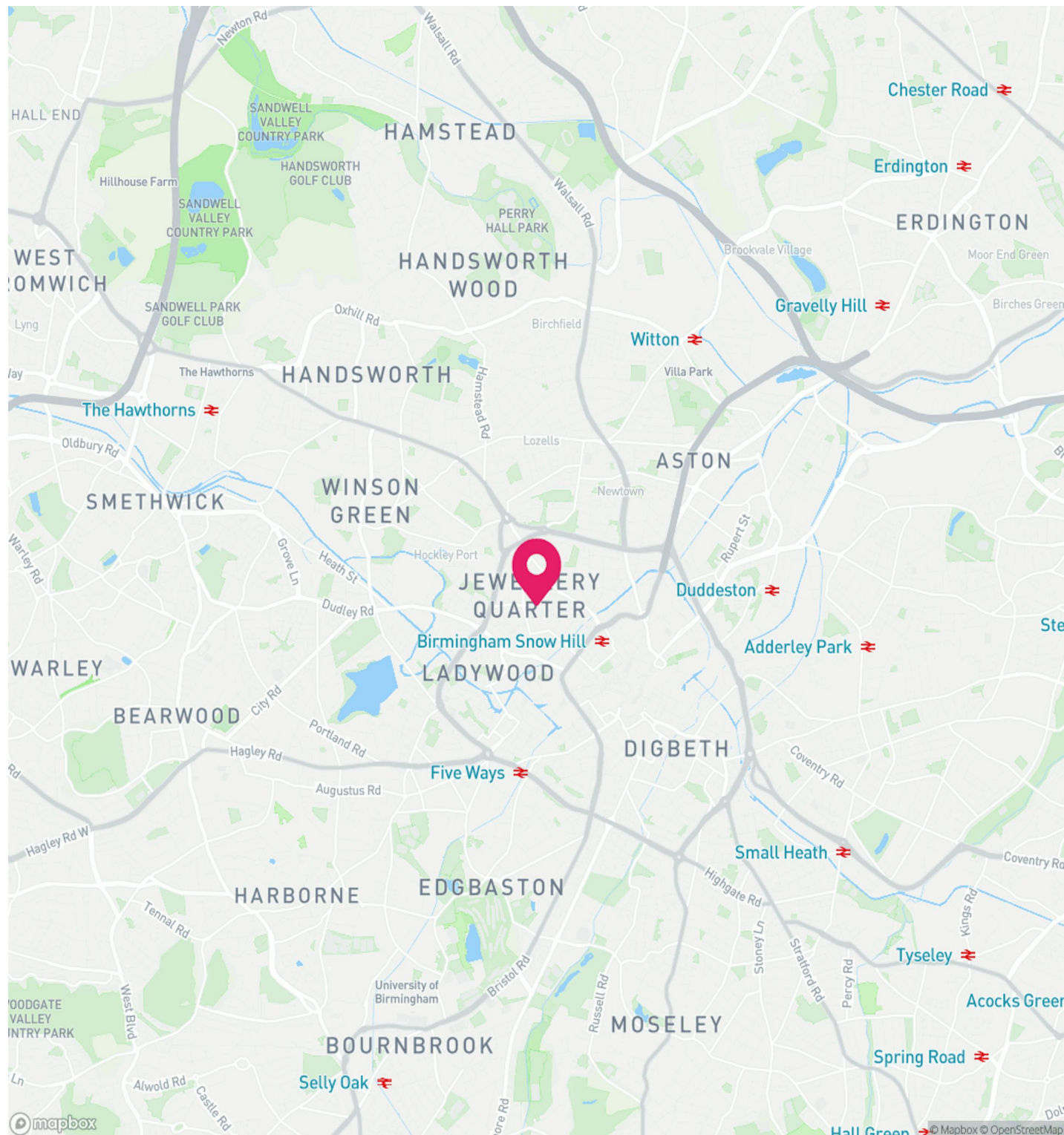


## LOCATION

The property is situated on Hockley Street on the outskirts of Birmingham's Jewellery Quarter, close to the junction with Great Hampton Street providing quick and convenient access to Birmingham City Centre.

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 Paul's train and metro station.





## THE JEWELLERY QUARTER

**The Jewellery Quarter is one of Birmingham's city centre business hotspots.**

The Jewellery Quarter is easily accessible with excellent transport links, including Birmingham Snow Hill Station.

Alternatively, you can reach the Jewellery Quarter from Birmingham City Centre via tram by getting off at the St Paul's stop.

### Places to Eat in the Jewellery Quarter

This area is a lively hub with a wide selection of bars, restaurants, cafes, and shops to explore. Popular spots include:

- Otto Wood Fired Pizza
- The Jam House
- St Paul's House
- Indian Brewery
- The Button Factory
- Actress and Bishop

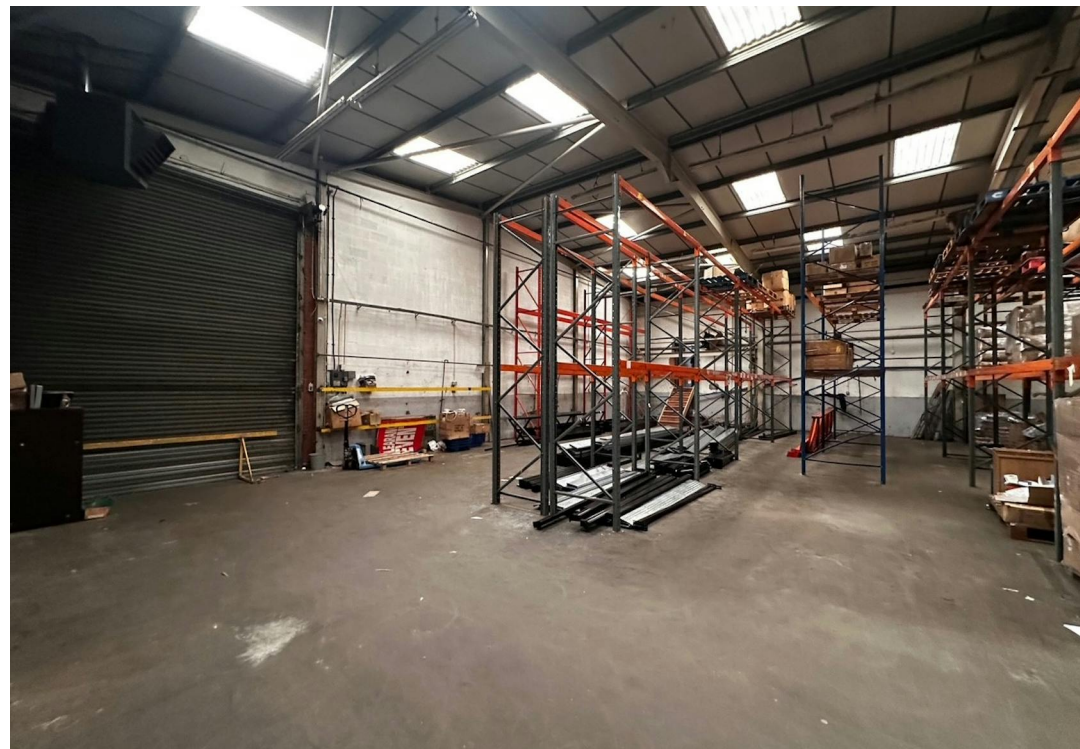
For a more affordable option, consider picking up a meal from the local Tesco and enjoying it in the park surrounding St Paul's Church. It's a perfect spot to relax and get some fresh air during your workday.

### Staying Active

If you want to stay active, there are also several gyms in the area, such as SPM Fitness, Temple Gym, and Henrietta Street Gym.







## AVAILABILITY

The property is immediately available following the completion of legal formalities.

## TERMS

The property is available to rent, on a new lease, with length to be agreed, at £22,000 per annum.

## VAT

To be confirmed.

## BUSINESS RATES

Rateable Value - TBC

We anticipate that the property will qualify for exemption under Small Business Rates Relief, subject to Tenant's eligibility.

## PLANNING USE

We understand that the property has consent under use class B2 (General Industrial) and B8 (Storage & Distribution).

## ENERGY PERFORMANCE CERTIFICATE

Available upon request from the agent.

## SERVICES

We understand that the property benefits from all mains services.

We have not tested the appliances and prospective tenants should satisfy themselves as to the suitability.

## VIEWINGS

Strictly via the sole agent, Siddall Jones.

## ANTI MONEY LAUNDERING

The successful applicant will be required to provide two forms of ID and proof/source of funds, to satisfy anti-money laundering protocols.

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## CONTACT



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