

INDUSTRIAL, TRADE COUNTER, WAREHOUSE | FOR SALE

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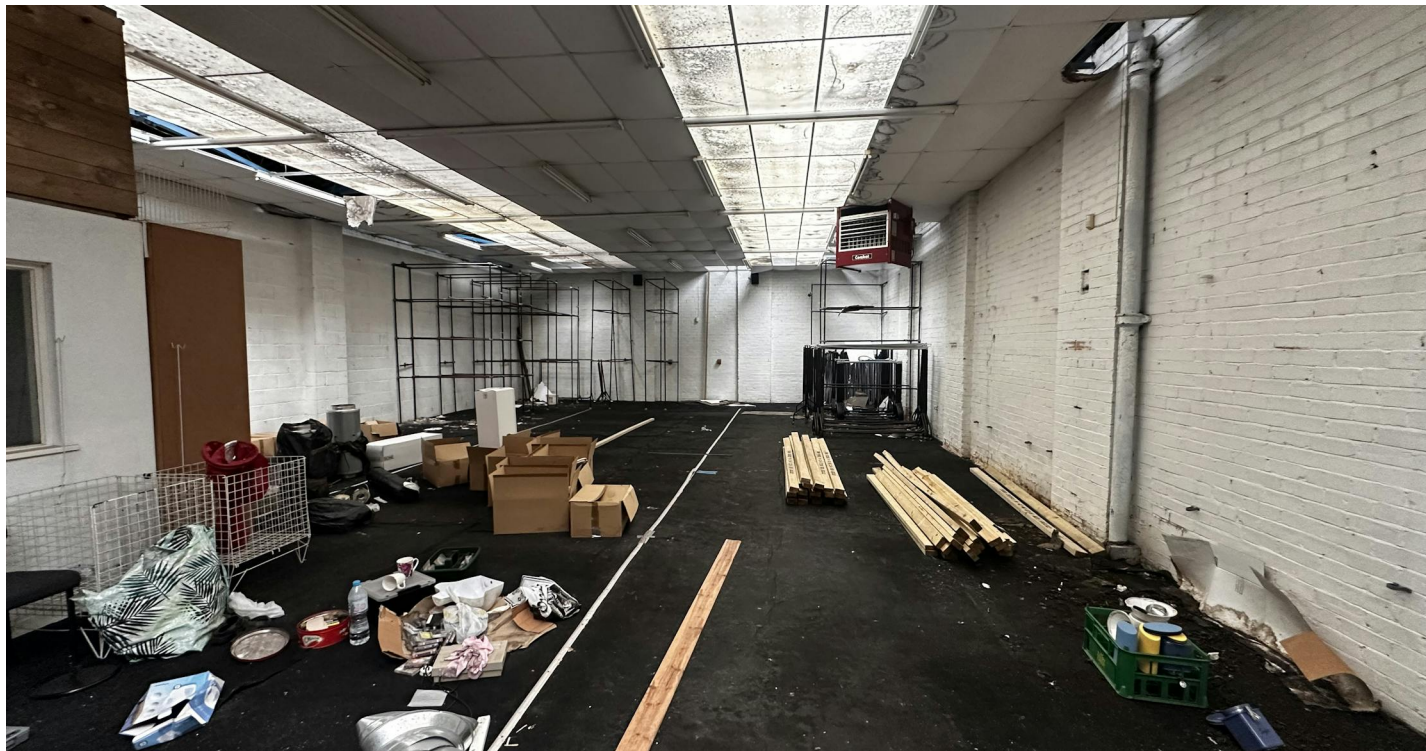
80A MOTT STREET, HOCKLEY, BIRMINGHAM, B19 3HD

5,194 SQ FT (482.54 SQ M)

SIDDALL JONES
COMMERCIAL PROPERTY CONSULTANCY

A Freehold Industrial Premises close to Birmingham City Centre and Suitable for a Variety of Uses - STPP

- Freehold Industrial Premises
- Integral Loading Bay
- Large Loading Door
- First Floor Office and Storage
- Min 12ft Eaves Height
- Close to Birmingham City Centre



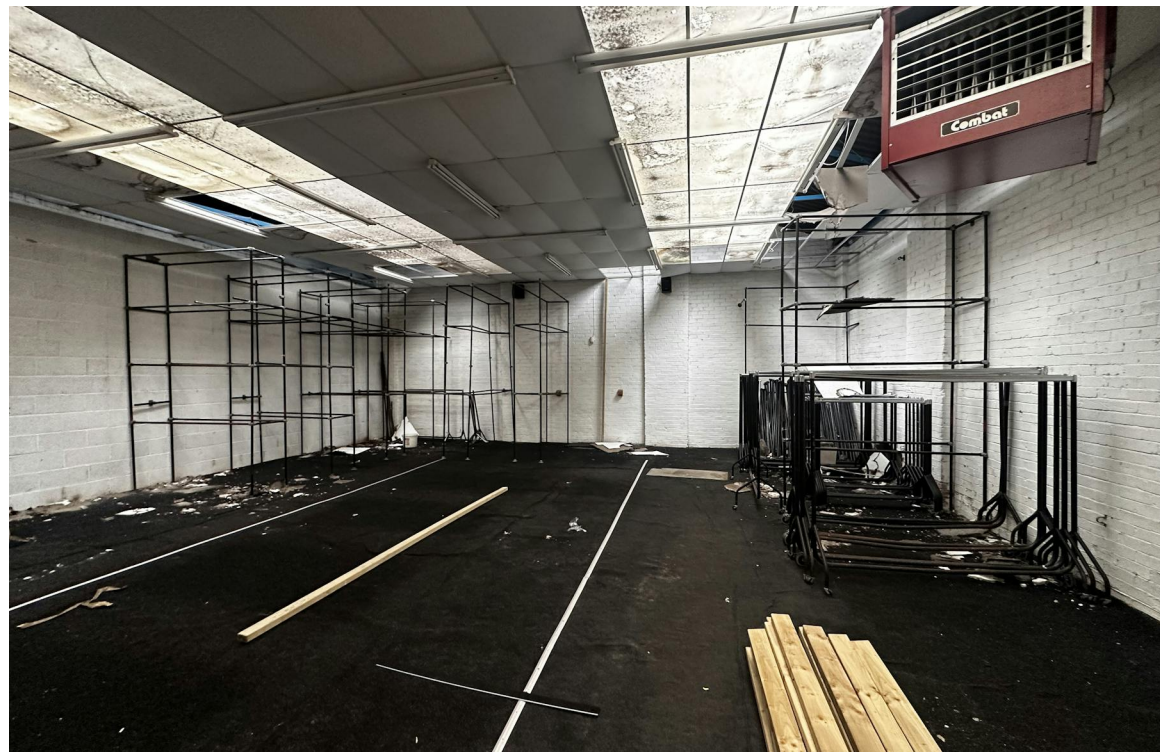
DESCRIPTION

The property comprises an industrial warehouse/workshop premises, with two-storey accommodation to the front and a warehouse to the rear.

To the front, the unit benefits from a large loading door providing direct access to an internal loading bay, leading through to the main workshop/warehouse area.

The warehouse itself is of steel truss construction with full-height brick elevations, surmounted by a pitched roof incorporating translucent roof lights, offering good levels of natural light throughout the working space.

Internally, the property provides integral office and welfare facilities at ground floor level. A staircase within the loading area gives access to the first floor, which accommodates additional office, storage, and welfare space, offering flexibility for a range of occupiers.



LOCATION

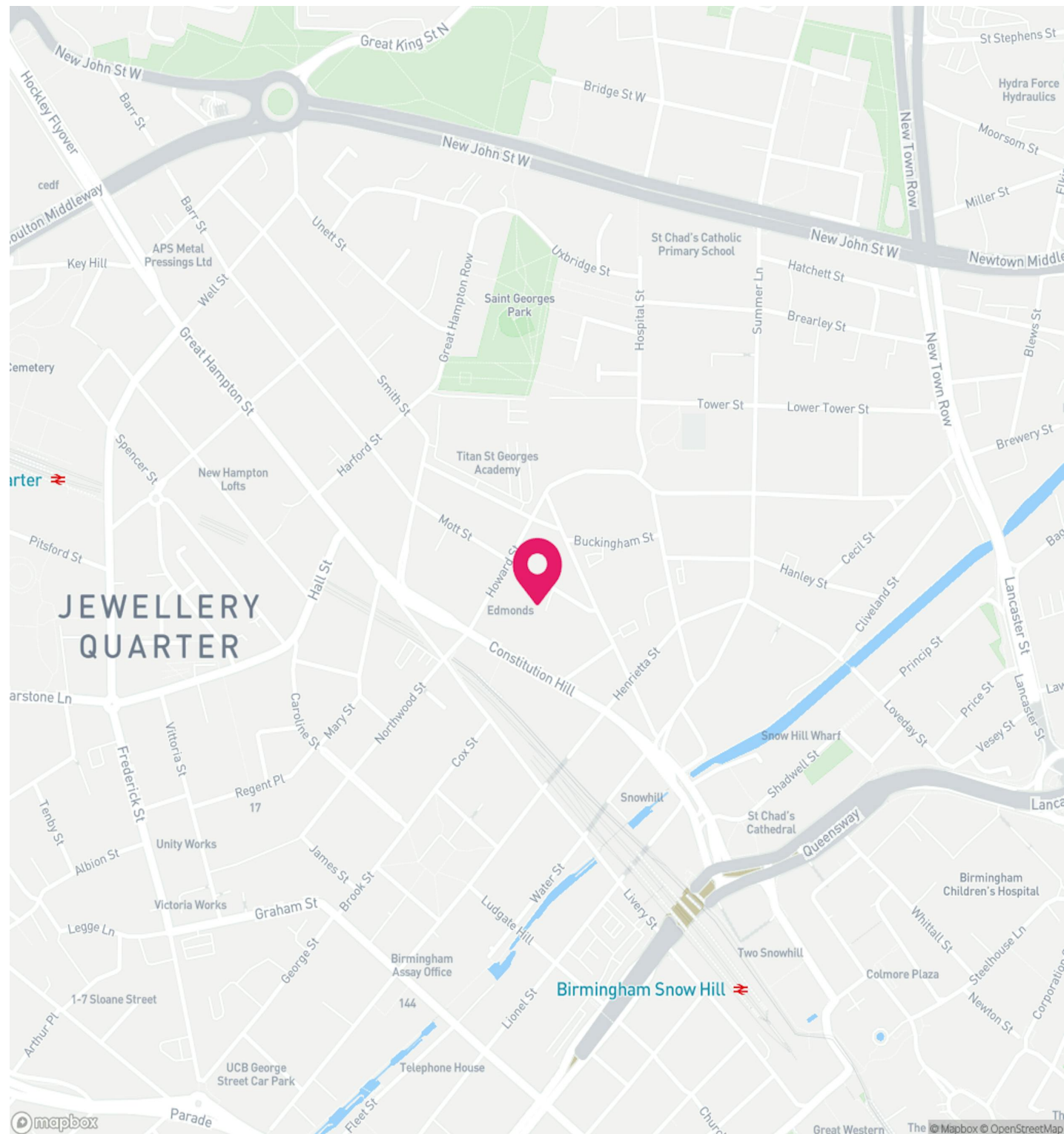
Mott Street is located in the Hockley area of Birmingham, well known for the Jewellery Quarter and its mix of commercial, creative, and residential uses.

Birmingham City Centre lies approximately 1 mile away, which equates to around a 5-minute drive or 15–20 minutes on foot. This ensures quick access to the city's extensive retail, leisure, and business amenities.

The road network around Mott Street is excellent. The nearby A41 Great Hampton Street connects directly to the A38(M) Aston Expressway and onwards to the M6 motorway at Junction 6 (Spaghetti Junction), which is around 3 miles away and typically reached in about 10 minutes by car. This provides efficient access to the regional and national motorway network.

Public transport connections are excellent with the Jewellery Quarter railway and tram station less than 0.5 miles from Mott Street, offering direct services into Birmingham New Street and Wolverhampton.

In addition, there are several bus routes operating close by, providing frequent services into the city centre and surrounding districts.



AVAILABILITY

Name	sq ft	sq m	Availability
Ground - Warehouse	4,224	392.42	Available
1st - First Floor Office/Storage	970	90.12	Available
Total	5,194	482.54	

SERVICES

We understand that the building has the benefit of all main services connected on, or adjacent to the subject property.

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.

ENERGY PERFORMANCE CERTIFICATE

Available upon request from the agent.

SERVICE CHARGE

n/a

RATEABLE VALUE

£18,000

VAT

Not applicable

LEGAL FEES

Each party to bear their own costs

PRICE

Offers in the region of £445,000 for the freehold interest, subject to contract.

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.

VIEWINGS

Viewings are strictly via the letting agent Siddall Jones.

CONTACT



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