



7 Hockley Court

2401 Stratford Road, Hockley Heath, Solihull, B94 6NW

Office To Let or For Sale, Solihull

3,120 sq ft
(289.86 sq m)

- 3,120 sq ft (289.93 sq m)
- Open plan office accommodation over three floors
- Wall-mounted radiators
- Perimeter trunking
- Suspended ceilings on ground & first floor
- WV provisions on each floor
- 13 car parking spaces
- Close to J4 M42 and J1

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Summary

Available Size	3,120 sq ft
Price	Offers in the region of £625,000
Business Rates	Upon Enquiry
Service Charge	N/A
Car Parking	N/A
VAT	Applicable
Legal Fees	Each party to bear their own costs
Estate Charge	Upon Enquiry
EPC Rating	D (89)

Description

7 Hockley Court forms part of the Hockley Court development situated on the outskirts of Hockley Heath, which is located approximately 5 miles south-east of Solihull town centre.

The property is well located benefiting from easy access to Junction 4 of the M42 motorway 1.5 miles to the north and Junction 16 of the M40 approximately 1.6 miles to the south. In addition, the property is within close proximity of Birmingham Airport and the National Exhibition Centre.

The subject property compromises a self-contained office building constructed in the early 1990s. The building is of brick construction under a pitched/tiled roof with timber framed windows.

The building provides a total of 3,120 sq ft (289.93 sq m) of open plan office accommodation arranged over three floors. There are WC provisions situated on each floor. The specification includes perimeter trunking, wall mounted radiators, carpeting and suspended ceilings on ground and first floor. There is a vaulted ceiling on the second floor.

The office includes a generous parking provision of 13 allocated car parking spaces.

PLANNING

A change of use for conversion into three residential apartments was obtained on 5th July 2024, Application Number PL/2024/00915/PNCEC3. Further information can be obtained via the Solihull Metropolitan Borough Council planning portal - planning@solihull.gov.uk.

Information can also be provided by Fisher German.

Terms

The accommodation is available to purchase on a long leasehold basis. The long leasehold is for a term of 200 years from and including 1st January 1990.

The property is also available to let on a leasehold basis.



Viewing & Further Information



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