

D1 (NON RESIDENTIAL INSTITUTIONS), WAREHOUSE | TO LET

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58-59 HAMPTON STREET, HOCKLEY, BIRMINGHAM, B19 3LU

5,425 SQ FT (504 SQ M)

SIDDALL JONES
COMMERCIAL PROPERTY CONSULTANCY

Ground floor workshop premises with Place of Worship and living accommodation at first floor level

- GIA 5,425 ft2 (approx.)
 - Ground Floor Workshop with Roller Shutter Entry
 - First Floor Place of Worship with Residential Bedrooms and Ancillary Space
 - Located close to Birmingham City Centre
 - Being sold with Vacant Possession
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DESCRIPTION

The premises comprise a mid-terrace industrial property fronting Hampton Street of two-storey concrete construction with brick outer and a concrete roof (not inspected).

Internally the property comprises of a ground floor stores with roller shutter entry from Hampton Street, this is predominantly open plan with concrete flooring, three phase power with some demountable cellular rooms and WC facilities.

To the first floor there are two bedrooms, a kitchen, bathroom, lounge and a large open plan worship hall. Further benefits include double glazing and gas central heating.



LOCATION

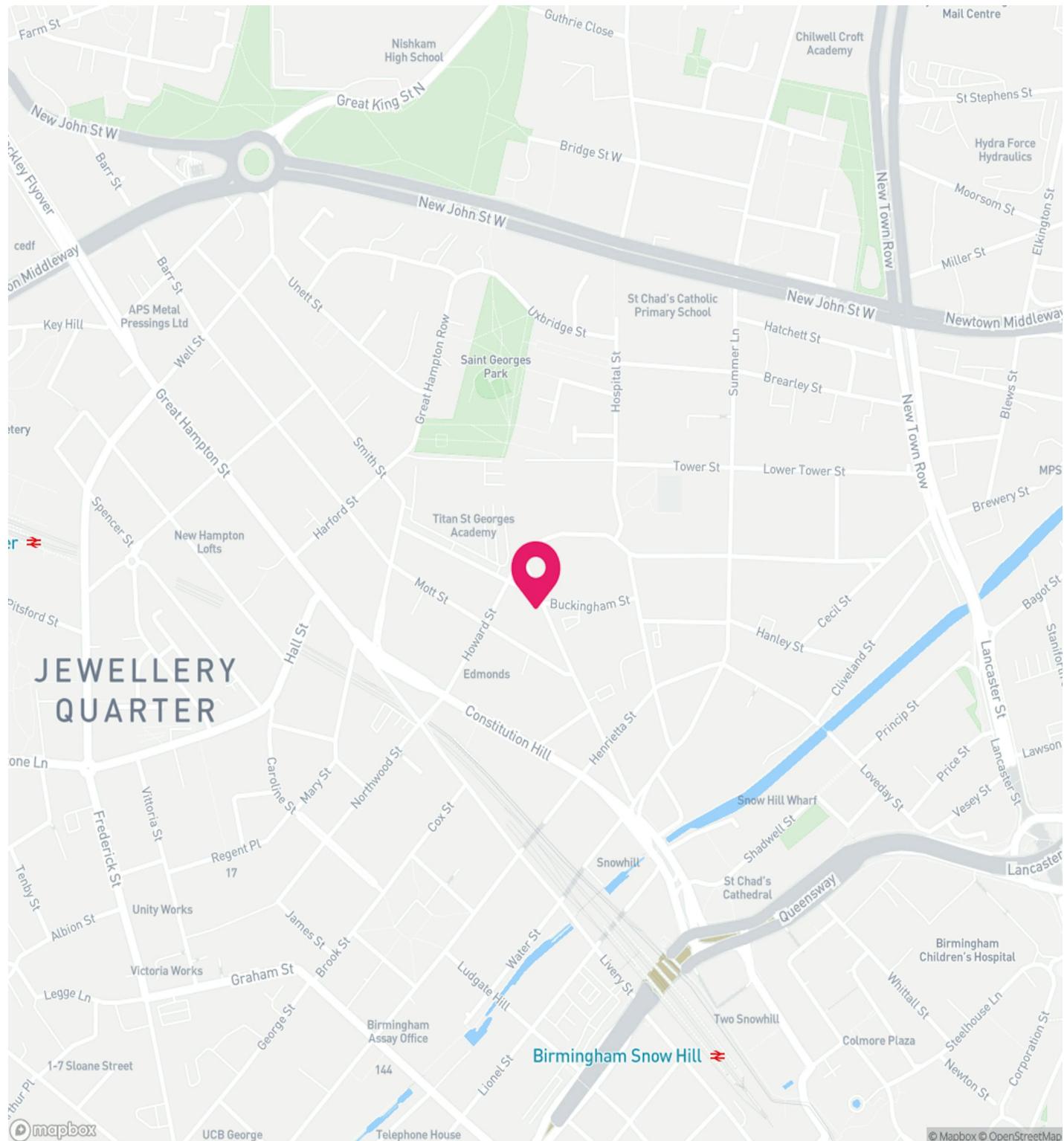
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The property is located along Hampton Street close to its junction with Hospital Street in the Hockley area of Birmingham.

The location allows for provides direct access to Birmingham City Centre via the B4100 as well as being situated less than half a mile from the Jewellery Quarter.

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 and being only a short distance from the St Paul's and Jewellery Quarter train and metro station.



BIRMINGHAM

The ideal place to work, where opportunity meets innovation!

Dynamic city centre: Immerse yourself in a vibrant hub boasting fabulous shops, diverse restaurants, and vibrant street entertainment. Explore stunning architecture and enjoy easy access to all amenities, fostering a productive and inspiring work environment.

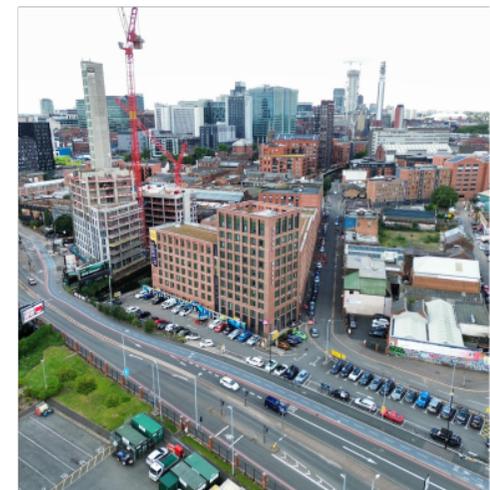
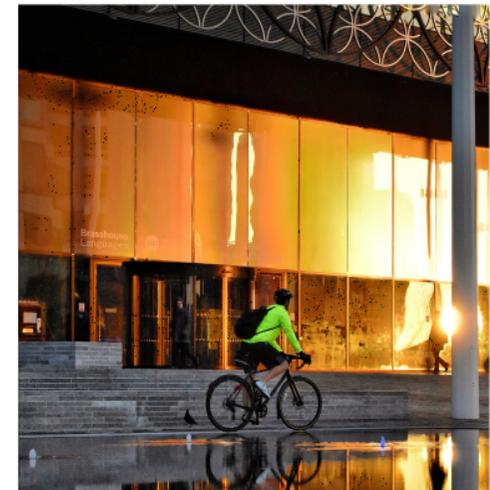
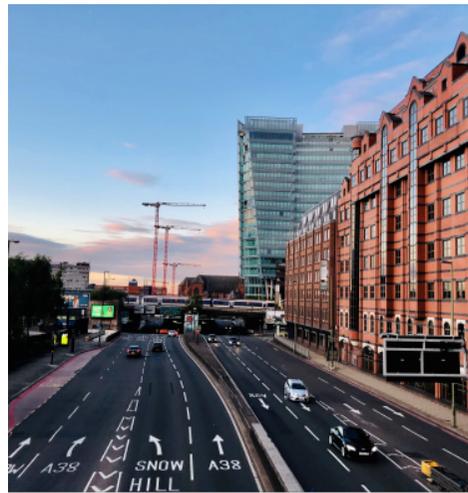
Effortless connectivity: Reach Birmingham Airport swiftly via the free Air-Rail Link, connecting directly to Birmingham International Railway Station. From there, frequent ten-minute trains to Birmingham New Street station provide seamless access to your workplace.

Central location, global reach: A strategic location offers quick train connections:

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- Coventry: 20 mins
- London: 1 hr 15 mins
- Manchester: 1 hr 27 mins
- Cardiff: 1 hr 50 mins

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Join us in Birmingham: Experience a city where work-life balance thrives and opportunities abound. Birmingham awaits – where your professional journey begins!



SERVICES

We understand that the premises benefit from all mains services.

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

RATEABLE VALUE

£11,250. Small business rates exemption applies, subject to tenant qualification

VAT

Not applicable

LEGAL FEES

Each party to bear their own costs

LEASE

The property is available to let on a new lease with length to be agreed.

POSSESSION

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

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



Ryan Lynch

0121 638 0500

ryan@siddalljones.com

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