

OFFICE | FOR SALE

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6 HOCKLEY COURT, HOCKLEY HEATH, SOLIHULL, B94 6NW

1,065 SQ FT (98.94 SQ M)

SIDDALL JONES
COMMERCIAL PROPERTY CONSULTANCY

An Opportunity to Acquire a Self Contained
Office Premises in Solihull with 4 Car Parking
Spaces

- Modern Office Premises
 - Flexible Layout
 - Excellent Communication Links
 - 4 Allocated Car Parking Spaces
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DESCRIPTION

The property comprises a duplex office suite set within the Hockley Court office development in Hockley Heath.

The premises are entered via a glazed pedestrian entrance into a large and welcoming reception area with tiled flooring and staircase to the first floor offices.

The first floor offices are split to provide 4x office areas with storage room and welfare facilities off the hallway. It would be possible to open up the floor as all offices are partitioned which allows for additional flexibility with the building.

The office benefits from double glazed windows, gas fired central heating and exposed brickwork walls.

Externally the property benefits from 4 car parking spaces in addition to communal car parking.

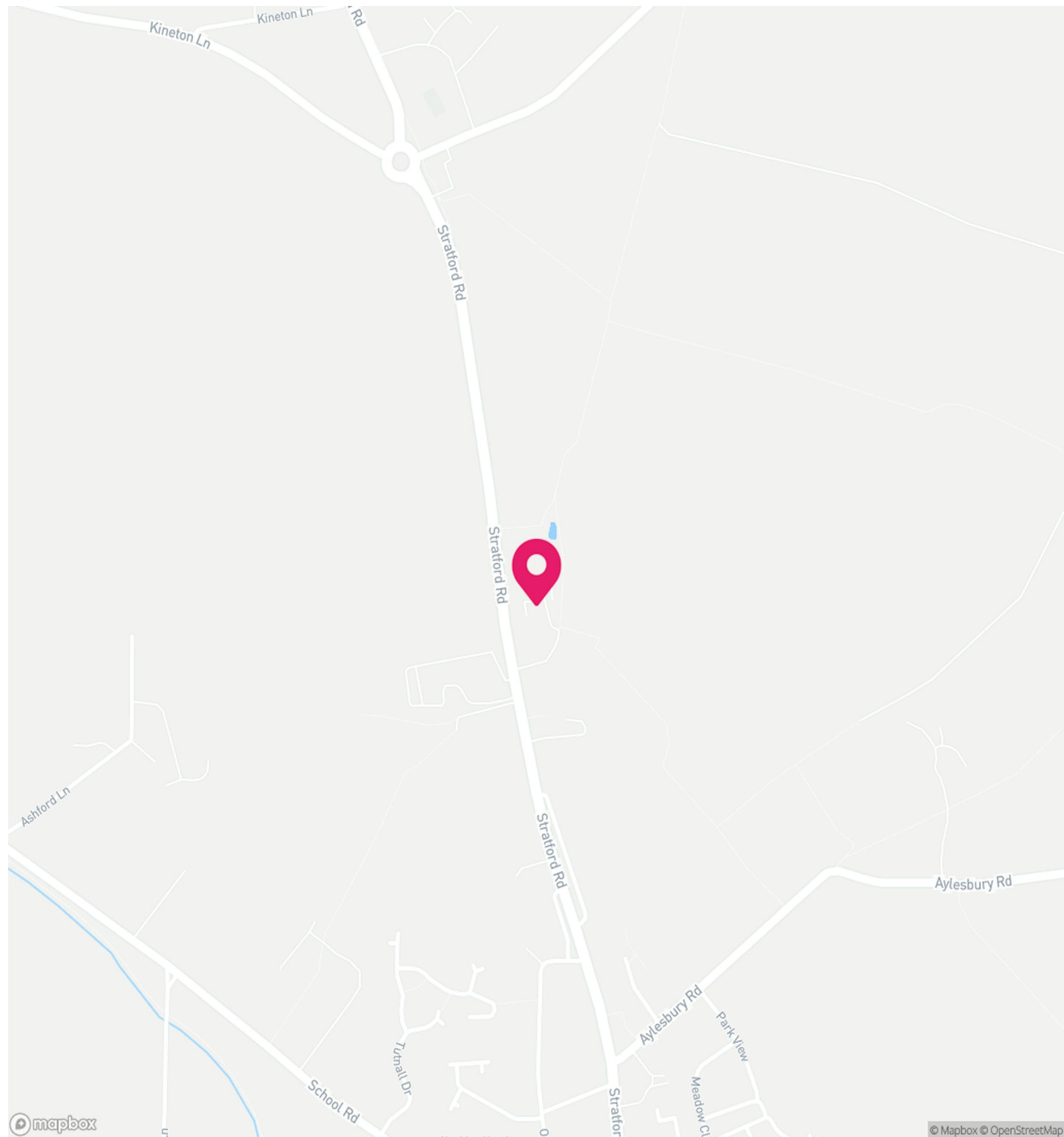


LOCATION

The property is located 2.5 miles south of Junction 4 of the M42 and 2 miles north of Junction 16 of the M40, providing ample access to other major motorway networks such as the M5 and M6.

The premises benefit from close proximity to Solihull Town Centre some 5 miles distant and Birmingham City Centre which is 12 miles north-west.

The development is immediately north from the village of Hockley Heath which provides significant amenities and transport links.





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.

CAR PARKING

The premises includes 4 car parking spaces.

ENERGY PERFORMANCE CERTIFICATE

Available upon request from the agent.

RATEABLE VALUE

£10,500. We understand the property will qualify for Small Business Rates Relief, subject to occupiers eligibility

VAT

Applicable

LEGAL FEES

Each party to bear their own costs

PRICE

Offers in the region of £215,000

POSSIBLE USE CLASSES

Class E - Commercial, Business and Service

EPC

C (57)

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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