

OFFICE | TO LET

[VIEW ONLINE](#)



UNIT 17 HOCKLEY COURT, 2401 STRATFORD ROAD, HOCKLEY HEATH, B94 6NW  
2,050 SQ FT (190.45 SQ M)

**SIDDALL JONES**  
COMMERCIAL PROPERTY CONSULTANCY

Modern, Self-Contained Office Building Set in an Attractive Development with Plentiful Parking

- 2,050 ft<sup>2</sup> (NIA)
- Quoting Rental £30,000 Per Annum (exclusive)
- 8 Demarked Car Parking Spaces Plus Additional on Site Guest Parking Spaces
- Modern Office Premises
- Brand New Fitted Kitchen
- Available Fully Furnished (via negotiation)



## DESCRIPTION

The property comprises a modern, self-contained first floor office suite forming part of an attractive and well-maintained development at Hockley Court, Hockley Heath.

The accommodation has been recently redecorated throughout and is arranged to provide a reception area leading to predominantly open-plan office accommodation, complemented by an attractive glazed meeting room and three additional cellular offices accessed from an inner hallway.

The suite further benefits from three WC facilities and a newly fitted kitchen.

The offices are heated by gas-fired central heating together with comfort heating and cooling. Externally, the property is allocated eight car parking spaces, with additional visitor parking available within the development.



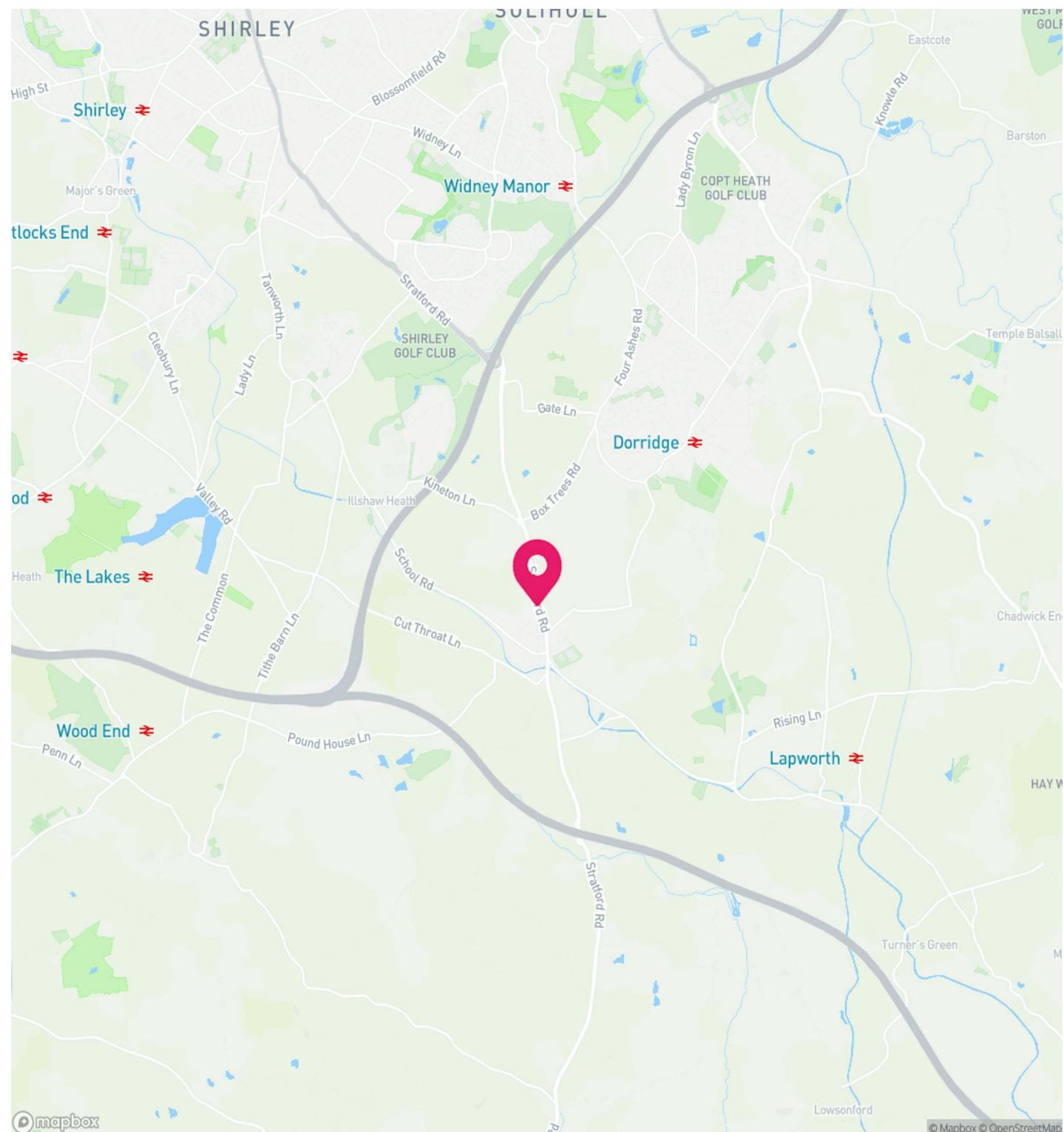
## LOCATION

### /// //COMFORT.OUTLINE.GONG

The property is located approximately 2.5 miles south of Junction 4 of the M42 and 2 miles north of Junction 16 of the M40, providing convenient access to the wider regional motorway network, including the M5 and M6.

The premises benefit from close proximity to Solihull Town Centre, situated approximately 5 miles to the north, and Birmingham City Centre, located approximately 12 miles to the north-west.

The development lies immediately to the north of Hockley Heath village, which provides a range of local amenities and public transport links.





## SERVICES

We understand that the premises benefit from all mains services.

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

## VAT

Applicable

## LEGAL FEES

Each party to bear their own costs

## RENT

£30,000 per annum

## POSSESSION

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

## EPC

D

## 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](mailto:ryan@siddalljones.com)

The above information contained within this brochure is subject to contract. These particulars are for general information only and do not constitute any part of an offer or contract. All statements contained therein are made without responsibility on the part of the vendors or lessors and are not to be relied upon as statement or representation of fact. Intending purchasers or lessees must satisfy themselves, by inspection, or otherwise, as to the correctness of each of the statements of dimensions contained in these particulars. Generated on 05/01/2026

# SIDDALL JONES

COMMERCIAL PROPERTY CONSULTANCY



[SIDDALLJONES.COM](http://SIDDALLJONES.COM)