



TO LET

INDUSTRIAL/ WAREHOUSE PREMISES

**UNIT 1 HOCKLEY INDUSTRIAL ESTATE,
PITSFORD STREET, BIRMINGHAM, B18 6PT**



30,344 sqft (2,819.09 sqm)

Approx. Gross Internal Area

- **Adjacent to Birmingham Middle Ring Road leading to all arterial roads**
 - **Prominent Industrial Location**
- **2 miles north-west of Birmingham City Centre**
 - **Unit to be refurbished**





Location:

The unit is located on Hockley Industrial Estate, Hockley, Birmingham. Hockley Industrial Estate is accessed off Pitsford Street, which in turn is off the Icknield Street (A4540) (Birmingham Middle Ring Road). Birmingham City Centre lies approximately one mile to the South East. The Middle Ring Road provides access to all arterial roads running out of the city centre including the A34 and the A38(M) Aston Expressway leading to Junction 6 of the M6 Motorway, approximately four miles to the north.

Description:

Unit 1 comprises of a two bay single storey industrial/warehouse building of steel portal frame construction beneath an insulated clad roof. The unit has part block and part profile metal cladding elevations and a concrete floor. Internally the unit is lit by translucent roof lights and fluorescent strip lighting.

The unit benefits from a 5.8 metre minimum eaves height and has four level access doors. The building benefits from office accommodation on the ground floor and first floor, male and female facilities and a canteen area.

Externally, to the front of the unit is a secure palisade fenced concrete yard and a car park for staff. We did not count the car parking spaces as we did not know the parking allocation for the building, but there appeared to be further parking opposite the unit.

Accommodation:

AREA	Sq.ft.	Sq.m.
Warehouse	25,222	2,343.19
GF/FF Offices	5,123	475.90
Total Gross Internal Area	30,344	2,819.09

Tenure:

The property is available on a leasehold basis, for a term of years to be agreed.

Quoting Rent:

£273,100 per annum, exclusive.

Business Rates:

2023 Rateable Value – On application

EPC:

Target EPC **B** following refurbishment

Anti-Money Laundering:

The money laundering regulations require identification checks are undertaken for all parties purchasing/leasing property. Before a business relationship can be formed, we will request proof of identification for the purchasing/ leasing entity.





Viewing:

Strictly via joint agents:

HARRIS LAMB
4 BRINDLEYPLACE
BIRMINGHAM
B1 2LG

Contact: Thomas Morley
Email: thomas.morley@harrislamb.com
Tel: 07921 974 139

Neil Slade
neil.slade@harrislamb.com
07766 470 384

OR

Jones Lang Lasalle

Contact: Steven Jagers
Tel: 0121 214 9953

Date: December 2024

SUBJECT TO CONTRACT



