

**MASON
YOUNG**

PROPERTY CONSULTANTS ■

TO LET

GROUND FLOOR SHOWROOM PREMISES



**HAMPTON COURT, 91-96 HAMPTON STREET,
HOCKLEY, BIRMINGHAM, B19 3LU**

7,500 SQ FT (696.8 SQ M)

- GROUND FLOOR ONLY
- SHOWROOM POTENTIAL
- SELF-CONTAINED
- FLEXIBLE TERMS

T: **0121 285 3535**
F: **0121 285 3536**
W: masonryoung.co.uk
E: info@masonryoung.co.uk

6 Warstone Mews
Warstone Lane
Jewellery Quarter
Birmingham
B18 6JB

LOCATION

The property is situated in Hockley, an established inner city industrial location approximately 0.5 miles to the north of Birmingham City Centre. Hampton Street connects with Summer Lane, via Henrietta Street, which then provides access to Constitution Hill (B4100) which is a main arterial route into Birmingham city centre. The property is situated a short distance from New Town Middleway, allowing easy access to the national motorway network via the Aston Expressway.

DESCRIPTION

The property is an end-terraced three storey industrial unit of steel portal frame construction with full height brick elevations to eaves surmounted by a flat roof. Internally the main warehouse benefits from concrete floors, plaster & painted walls & ceiling, three phase electricity, gas mains, fluorescent strip lighting, a goods lift and separate WC facilities. To the front of the property is metal roller shutter door which leads into a loading bay suitable for loading/unloading.

ACCOMMODATION

AREA	SQ FT	SQ M
Ground Floor	7,500	696.8
TOTAL	7,500	696.8

PLANNING

Interested parties should contact Birmingham City Council Planning Department on 0121 303 1115.

SERVICES

We are advised all main services are connected to include mains gas, water and (three phase) electricity.

Mason Young Property Consultants has not checked and does not accept responsibility for any of the services within this property and would suggest that any in-going tenant or occupier satisfies themselves in this regard.

ENERGY PERFORMANCE CERTIFICATES

Details available upon request.

TENURE/RENT

The property is available at a rent of £30,000 per annum exclusive, subject to contract. Terms to be agreed.

BUSINESS RATES

The property is currently listed within the 2017 rating listing as have a rateable value of £26,250.00. Rates payable will be in the region of £13,098.75 per annum.

Interested parties are advised to make their own enquiries to Birmingham City Council on 0121 303 5511.

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.

VAT

We understand that the property is not elected for VAT.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred during this transaction.

VIEWING

Strictly by prior appointment with sole agents, Mason Young Property Consultants.

CONTACT DETAILS

Arjamand Farooqui BSc (Hons)

Tel: 0121 285 3535

Mob: 07929 410 481

Email: af@masonyoung.co.uk

Kiran Sagoo

Tel: 0121 285 3535

Mob: 07840 805 512

Email: kiran@masonyoung.co.uk

