

TWO STOREY OFFICE PREMISES WITH CAR
PARKING TO THE REAR



**51-54 HOCKLEY HILL, HOCKLEY
BIRMINGHAM, B18 5AQ**

6,721 SQ FT (624.4 SQ M)

- IN NEED OF REFURBISHMENT
- SHORT-TERM LET ONLY
- SELF-CONTAINED
- FLEXIBLE TERMS

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6 Warstone Mews
Warstone Lane
Jewellery Quarter
Birmingham
B18 6JB

LOCATION

The building is situated on a prominent location fronting Hockley Hill, a busy slip road leading onto the A41 southbound into Birmingham City Centre. The Hockley Circus roundabout forms part of the Birmingham Inner Ring Road (A4540). The A38(M) is located approximately 2.5 miles away connecting to the M6 and wider national motorway network. Hockley Hill which lies to the north west of the city centre has good connections to Birmingham city via the A41 and A454 ring road. This property benefits from excellent transport links such as Jewellery Quarter Train Station which is located approximately 1.4 miles away from the subject premises.

DESCRIPTION

The premises comprise a two storey mid-terraced building of brick-built construction surmounted by a pitched roof. Internally the property has been converted to provide several self-contained rooms arranged over two floors. Each of the rooms are in shell and core condition and benefit from gas fired central heating, light points, plaster & painted walls and a bathroom. There is a large hall on the ground floor which benefits from carpet flooring, fluorescent strip lighting and WC facilities and can also be converted into further rooms. The property was previously used for educational/training purposes as well as a crèche facility and contains a fully fitted cafeteria on the ground floor. This property is suitable for storage.

ACCOMMODATION

AREA	SQ FT	SQ M
Ground Floor	3,894	361.8
First Floor	2,826	262.6
TOTAL	6,721	624.4

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 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

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

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