

SINGLE STOREY INDUSTRIAL PREMISES



**UNIT 1 CHALLENGE PARK, 161-169 HOSPITAL STREET,
HOCKLEY, BIRMINGHAM, B19 3XA**
1,833 SQ FT (170 SQ M)

- SECURE GATED ESTATE
- INSIDE CLEAN AIR ZONE
- ESTABLISHED LOCATION
- FREEHOLD TITLE

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6 Warstone Mews
Warstone Lane
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LOCATION

The property is situated on Hospital Street close to Summer Lane, in close proximity to the main A4100 Constitution Hill. The A4100 is a main arterial route, which leads from Birmingham City Centre to Junction 1 of the M5 Motorway. Birmingham City Centre is approximately ½ a mile distant. The A38 (M) Expressway is approximately ½ mile north east and provides access to the wider Midlands motorway network.

DESCRIPTION

The property comprises of a single storey industrial unit of brick-built construction surmounted by a pitched metal sheet roof incorporating translucent light panels to provide natural light. Internally, the property benefits from a painted concrete floor, brick and breeze block walls which are painted in part and part exposed, strip fluorescent lighting, a kitchenette and WC facilities. The property has an electric metal roller shutter and alarm. Externally the premises benefits from a shared surfaced yard with approximately three car parking spaces to the side of the building and two on the front.

ACCOMMODATION

AREA	SQ FT	SQ M
Ground Floor	1,709	159
Mezzanine	124	11
TOTAL	1,833	170

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 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/PRICE

The freehold interest is available at a quoting price of £160,000 subject to contract.

BUSINESS RATES

The property is currently listed within the 2023 rating listing as having a rateable value of £9,200. Rates payable will be in the region of £4,590.80 per annum respectively.

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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