

**MASON
YOUNG**

PROPERTY CONSULTANTS

FOR SALE
**THREE-STOREY INDUSTRIAL
PREMISES**



**154-155 HOCKLEY HILL, HOCKLEY,
BIRMINGHAM, B18 5AN
10,686 SQ FT (993 SQ M)**

- PROMINENT LOCATION
- MAIN ROAD FRONTAGE
- FREEHOLD TITLE
- CAR PARK TO THE REAR

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 a prominent location fronting the main A41 Hockley Hill on the fringe of Birmingham's historic Jewellery Quarter. St Pauls tram station, Tesco Express and the College of Law are all located within walking distance of the subject premises.

DESCRIPTION

The premises comprises of a three-storey end-terraced building of brick-built construction surmounted by a flat roof. The accommodation is arranged over three floors and benefits from concrete floors, primary & secondary glazing, fluorescent strip lighting, three phase electricity, gas mains, a goods lift, kitchen & WC facilities. To the rear of the building is a bridge which provides further office accommodation and benefits from carpets, lighting and electric heaters. The property benefits from a large car park to the rear.

ACCOMMODATION

AREA	SQ FT	SQ M
Ground Floor	3,990	371
First Floor	3,348	311
Second Floor	3,348	311
TOTAL	10,686	993

PLANNING

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

SERVICES

We are advised all 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/PRICE

The freehold interest is available at a quoting price of £950,000 subject to contract.

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

Arjamand Farooqui BSc (Hons)
Tel: 0121 285 3535
Mob: 07929 410 481
Email: af@masonryoung.co.uk

