

**MASON  
YOUNG**

PROPERTY CONSULTANTS

**TO LET**

**INDUSTRIAL/ WAREHOUSE**



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

**6,458 - 13,563 SQ FT (600 - 1,260 SQ M)**

- **INSIDE CLEAN AIR ZONE**
- **VARIETY OF USES**
- **SELF-CONTAINED**
- **FLEXIBLE TERMS**

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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. This property is located inside the Birmingham Clean Air Zone.

**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, 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	RENT (PA)
Ground Floor	6,458	600	£35,000
Second Floor	7,105	660	£30,000
TOTAL	13,563	1,260	£65,000

**PLANNING**

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

**SERVICES**

We are advised services are connected to include 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**

Rents are detailed as per the table above, 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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