

361 Park Road, Hockley, Birmingham, B18 5SR



**TO LET**

Modern Warehouse Premises

Gross Internal Area: 17,540 ft<sup>2</sup> (1,629.6 m<sup>2</sup>)

**Location**

The property is predominantly situated along Park Road, in the Hockley area of Birmingham only 2 miles from Birmingham City Centre.

Communication links are excellent being only a short distance from A41 Hockley Flyover which allows for convenient access via the middle ring road to the A38(M) at Dartmouth Circus and J6 of the M6 motorway at Spaghetti Junction. The M5 motorway at J1 is situated approximately 2 miles to the west of the property via the A41.

**Description**

The property comprises modern single bay warehouse of steel portal frame construction, surmounted by an insulated profile steel clad roof with translucent roof lights.

The warehouse provides a clear working height of approximately 6m rising to over 9m in the apex and benefits from an electrically operated roller shutter loading door, concrete flooring, high bay lighting, gas air heating, and three phase power.

Integral offices are provided with mezzanine storage above. The offices have been fitted to a high standard and include wood laminate flooring, suspended ceiling with inset lighting, perimeter trunking and air conditioning.

Externally the premises benefit from an extensive concreted yard area operating an in/out driveway and a front car park providing 27no spaces.

The site is secured by perimeter fence, security lighting and CCTV.

**Accommodation**

Warehouse	13,000 ft2	1,207.8 m2
Mezzanine	4,540 ft2	421.8 m2
<b>Total (GIA)</b>	<b>17,540 ft2</b>	<b>1,629.6 m2</b>

**Rental / Terms**

The property is available to let on a new lease with length to be agreed at £105,000 per annum exclusive.

**Service Charge**

Non-Payable.

**Business Rates**

RV: £103,000  
Rates Payable: £51,500 per annum exclusive

**Planning Use**

We have been advised that the premises has consent for B2 and B8 Uses.

All interested parties must make their own enquiries of the Local Planning Authority as to their proposed future use.

**Energy Performance Certificate (EPC)**

EPC Rating: C (65)

**Legal Costs**

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

**Availability**

The property is available immediately, subject to the completion of legal formalities.

**Viewings**

Strictly via the sole letting agents: Siddall Jones on **0121 638 0500**

