

35-37 Nursery Road, Hockley, Birmingham, B19 2XN



TO LET

Workshop, Storage and Studio Space Outside of the CAZ

Self-Contained Units Available From - 350 to 3,800 ft²

Location

The property occupies a prominent position along Nursery Road in the Hockley area of Birmingham approximately 1.5 miles from Birmingham City Centre and within close proximity to Hockley Circus and being situated outside of the Clean Air Zone.

Hockley Circus offers access in and out of Birmingham City Centre via the A41 along with access to the inner ring road via New John Street West.

The location also provides convenient access to the national motorway network at J1 of the M5 Motorway some 4 miles to the west and J6 of the M6 located only 5 miles distant via the A38 (M).

Description

The property comprises a substantial building which has been converted to provide 38 commercial units arranged around a central courtyard.

Access into the courtyard is off Nursery Road with each unit providing self-contained space suitable for a variety of uses.

Accommodation / Rental (PCM)

Unit No	Size (ft2)	Rental (PCM)
5E	334	£290
5D	460	£380
5F	349	£290
7 (former church)	3,800	£1,666
8A	930	£700

Service Charge

A small Service Charge is levied to cover the cost of maintenance and upkeep of communal areas.

Business Rates

We understand the units qualify for Small Business Rates Relief, subject to tenants' eligibility.

Lease Terms

The property is available to let on a lease length to be agreed.

VAT

We understand VAT is not payable on this transaction.

Services

It is understood that all mains services are available on or adjacent to the premises.

The agents have not tested the services and prospective tenants are advised to make their own enquiries regarding the adequacy and condition of these installations.

Planning

We understand the property has planning consent under B2 (General Industrial).

The property may be suitable for alternative uses, subject to obtaining the necessary planning permission and all interest parties should contact Birmingham City Councils Planning Department on 0121 303 1115.

Legal Costs

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

Viewings

Strictly by appointment via the sole selling agent Siddall Jones on **0121 638 0500**

