

## ADDRESS AND SIZE

Birmingham, West Midlands, B1 3DP

Various units from 6,400 sq ft - 9,790 sq ft

## SUMMARY

These properties are part of a small industrial estate. They are traditional brick-built, both one and two-storey construction with steel portal frame.

## VIEWING

Arrange a viewing with one of our property team using contact details below. Pall Mall Estates have a wide range of low cost commercial properties across the UK. Get in touch with us today!

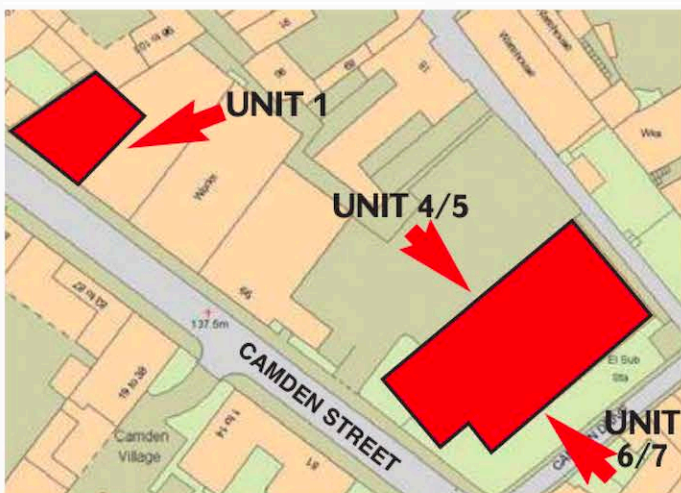
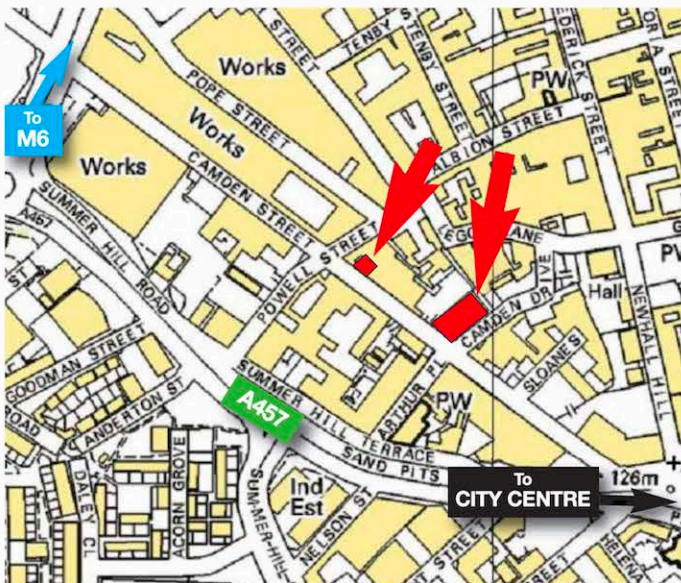
## GET IN TOUCH

📞 0121 228 0000

🌐 [pallmallestates.co.uk](http://pallmallestates.co.uk)



High value, low cost, flexible business space to let throughout the UK



## THE PALL MALL PROMISE

With almost 5.5 million sq ft of business space in over 100 locations throughout the UK, Pall Mall Estates lets business space to over 350 businesses. We understand how crucial to your company the value you get from your business space is, not in just the low cost of the space, but the value of the terms too. Our customer focused approach to leasing means whether your company is a start up business or well established and looking to expand or downsize Pall Mall will have terms that give you flexibility.



HIGH VALUE



LOW COST



FLEXIBLE



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## DESCRIPTION

These properties are part of a small industrial estate. They are traditional brick built, both one and two storey construction with steel portal frame. Outside, there is a service area, storage and car parking. These units are a great fit for many businesses, especially those providing goods and services to companies located in Birmingham's central commercial core.

## LOCATION

These units are located in Hockley, Birmingham's Jewellery Quarter, an area known for its links with precious materials and renowned for the concentration of businesses in light assembly and associated trades. It is located on the fringe of the city centre, very close to the city's inner ring road and middle ring roads that lead to the M6 motorway at junction 6.

## FEATURES

- Close links to Jewellery Quarter
- Outdoor storage
- Well served by public transport
- Car parking

## UNIT SIZES

	Sq ft	Sq m
Unit 1	6,400	595
Unit 4/5	9,616	893
Unit 6/7	9,790	909

## APPROXIMATE DRIVING DISTANCES

Birmingham city centre	0.5 mile
National Indoor Arena	0.5 mile
M6 junction 6	3 miles
West Bromwich	5 miles
National Exhibition Centre/Birmingham Airport	11 miles
Dudley	11 miles
Walsall	12 miles
Wolverhampton	14 miles

## LEASE TERM

Flexible lease terms are available on application

## TERMS & CONDITIONS

Subject to contract. Misrepresentation Clause. Conditions under which particulars are issued by Pall Mall Estates for themselves, for any joint agents and for the vendors or lessors of this property whose agents they are, give notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details, are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person, in the employment of Pall Mall Estates or any joint agents has any authority to make or give any representation or warranty, whatever in relation to the property; (iv) all rentals and prices are quoted exclusive of VAT. December 2014.