

4 four HOCKLEY COURT

TO LET

2401 Stratford Road Hockley Heath, Solihull B94 6NW

Self Contained Office Building



3,850 sq ft (358 sq m)

- Modern Office Building
- Self Contained
- Well Presented
- 15x Car Parking Spaces
- Immediately Available
- Easy Access to M42 & M40 Motorways

LOCATION

The property, which forms part of the Hockley Court development, is located on the outskirts of Hockley Heath, which is about 3½ miles south-east of Solihull.

The property can be considered well located within approximately 1½ miles of Junction 4 of the M42 motorway; and 7 miles from the National Exhibition Centre and Birmingham International Airport.

Hockley Court is on the eastern side of Stratford Road adjoining, in part, open countryside with residential properties, shops and public house also located nearby.

DESCRIPTION

The property forms part of the Hockley Heath office development, which was constructed as a courtyard style development in the early 1990s. The development comprises 17 units of office accommodation with the subject property forming a three storey terraced building occupying the south-east corner of the development.

The subject property is of traditional brick cavity wall construction with a tiled pitched roof and forms offices on the ground, 1st and 2nd floors accessed via the central brick paved courtyard.

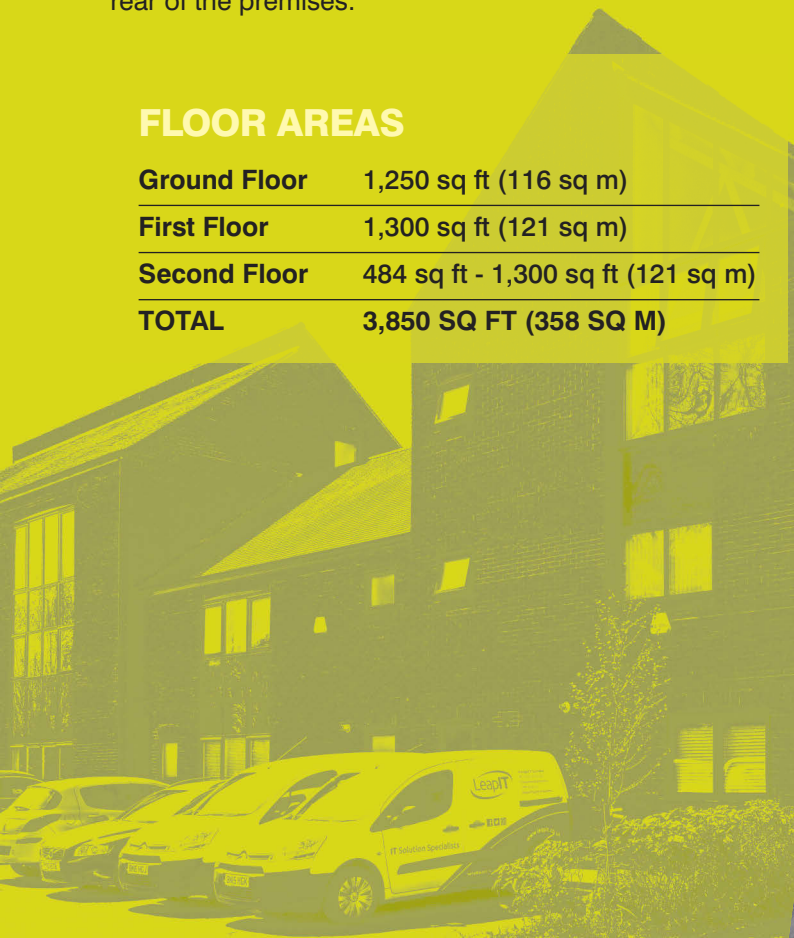
The floors within the property are of solid construction and internally the offices have been divided into several rooms with demountable and stud-glazed partitioning. Internally the walls are painted and the offices fitted with carpets, hot water radiators and partly suspended ceilings with fluorescent strip lighting. Windows are recessed timber framed with aluminium framed glazed secondary glazing.

There is a kitchen area and toilet facilities on the 1st floor and toilet facilities at 2nd floor level.

The main car park and courtyard area are surfaced with brick paving. The property has the benefit of 15 marked car spaces. One of which is to the front courtyard with the remainder to the rear of the premises.

FLOOR AREAS

Ground Floor	1,250 sq ft (116 sq m)
First Floor	1,300 sq ft (121 sq m)
Second Floor	484 sq ft - 1,300 sq ft (121 sq m)
TOTAL	3,850 SQ FT (358 SQ M)





RENTAL

Upon Application.
All rentals/prices etc are quotes exclusive of rates, water rates, VAT and all other outgoing, etc. Rental to be payable quarterly in advance.

LEASE TERMS

The property is available by way of new FRI type lease for a term of years to be agreed between the parties and incorporating upward only rental review at appropriate intervals.

POSSESSION

Full vacant possession will be offered to a new tenant upon completion of all legal formalities.

VAT

All rentals etc exclude the liability of VAT, which may be chargeable as an addition and at the appropriate rate prevailing.

LEGAL COSTS

Each party to pay for their own costs incurred in a transaction.

BUSINESS RATES

2023 Rateable value - £39,500
Rates payable (2024/25 - £21,567

It is recommended that clarification is sought from the Local Authority.

SERVICE CHARGE

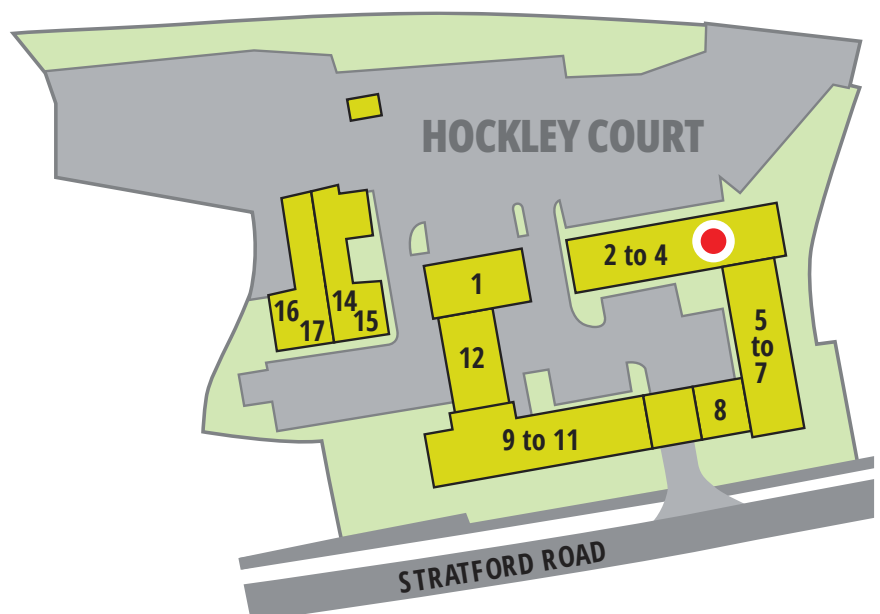
A service charge will be levied to cover the cost of the upkeep, maintenance and management of the common areas.

PLANNING

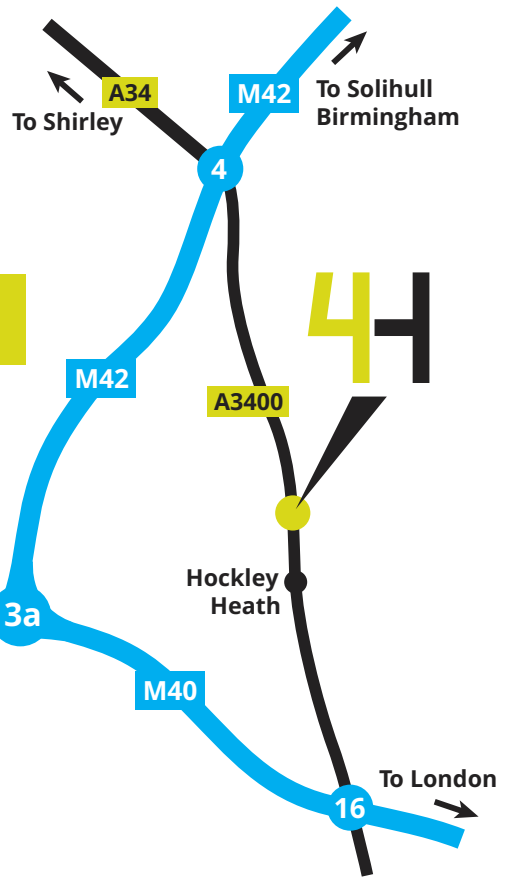
The premises have recently been used as professional offices and it is considered that the premises would be suitable for similar uses. Prospective tenants are advised to speak with the Local Authority for confirmation.

EPC

EPC rating of - D88



44 four HOCKLEY COURT



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VIEWING

By appointment with the sole agents:

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