

LEISURE, OFFICE, RETAIL, WAREHOUSE | TO LET

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35-37 NURSERY ROAD, HOCKLEY, BIRMINGHAM, B19 2XN

785 SQ FT (72.93 SQ M)

**SIDDALL JONES**  
COMMERCIAL PROPERTY CONSULTANCY

Workshop, Storage and Studio Space Outside of the Clean Air Zone

- Clean Air Zone



## 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.

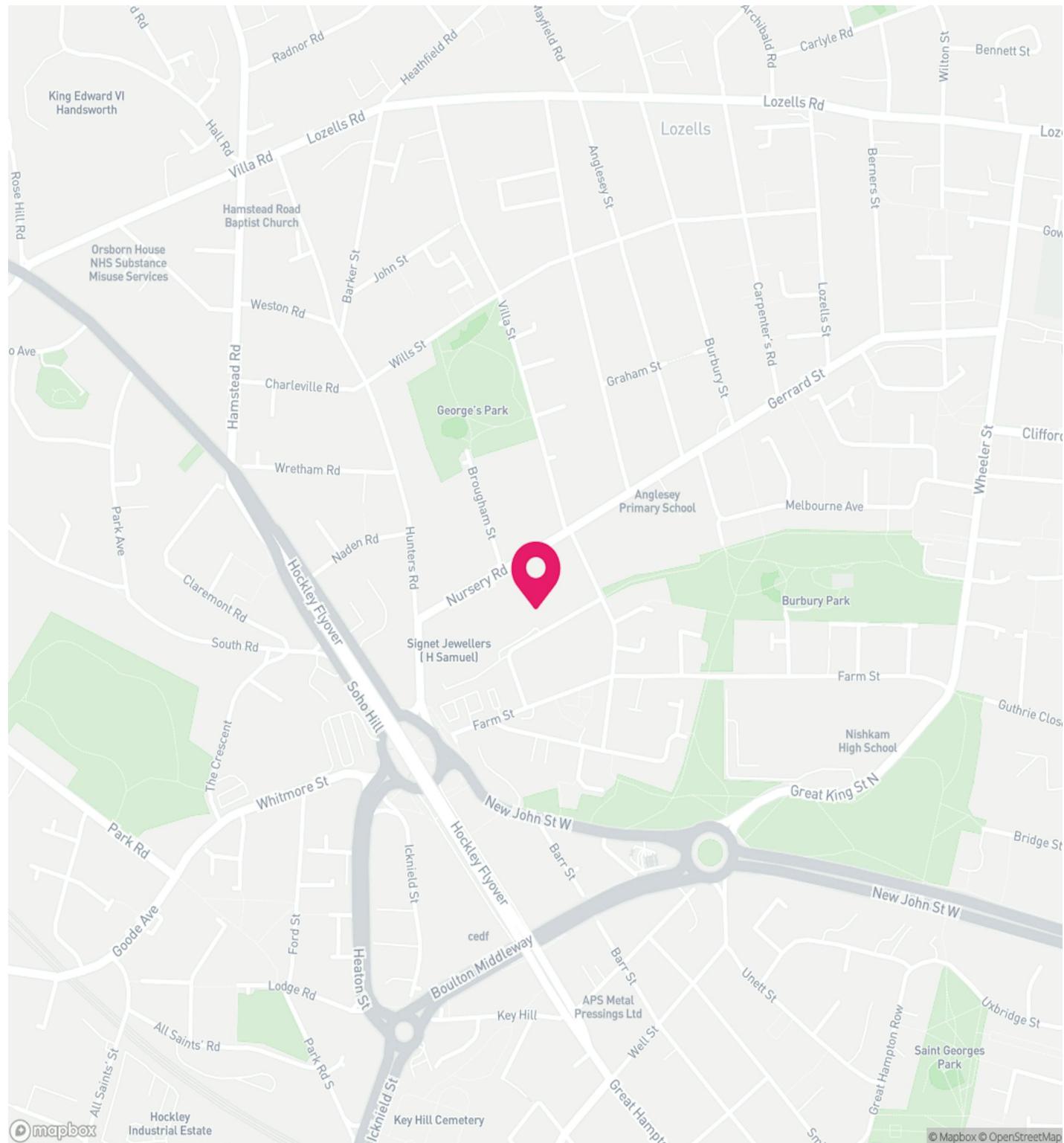


## LOCATION

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).



## BIRMINGHAM

**The ideal place to work, where opportunity meets innovation!**

**Dynamic city centre:** Immerse yourself in a vibrant hub boasting fabulous shops, diverse restaurants, and vibrant street entertainment. Explore stunning architecture and enjoy easy access to all amenities, fostering a productive and inspiring work environment.

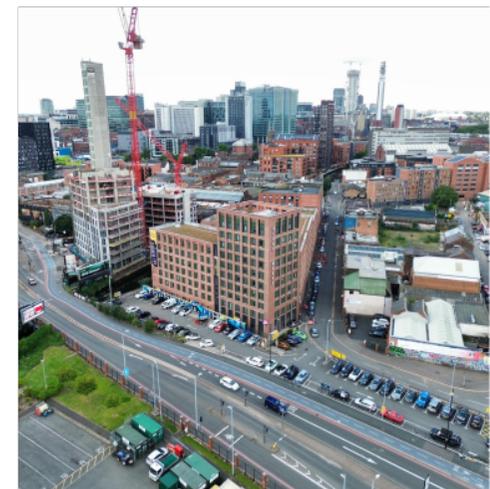
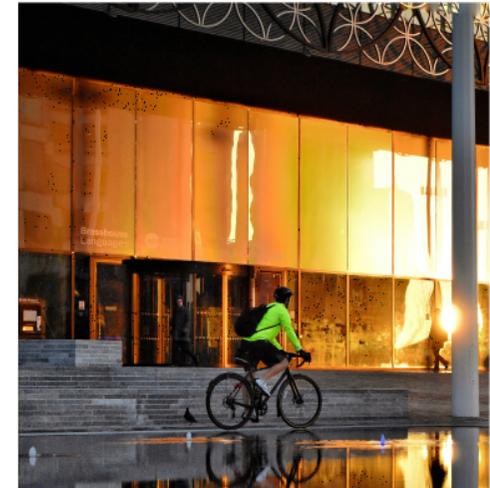
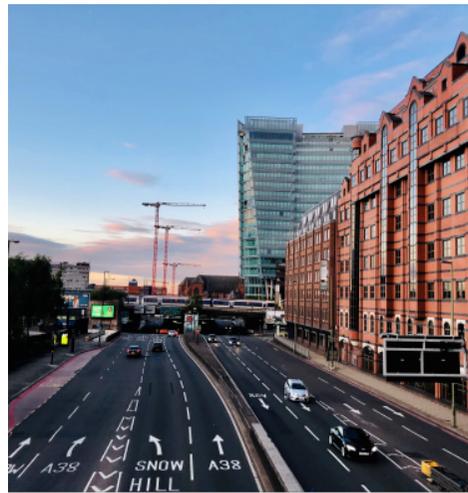
**Effortless connectivity:** Reach Birmingham Airport swiftly via the free Air-Rail Link, connecting directly to Birmingham International Railway Station. From there, frequent ten-minute trains to Birmingham New Street station provide seamless access to your workplace.

**Central location, global reach:** A strategic location offers quick train connections:

- Solihull: 8 mins
- Coventry: 20 mins
- London: 1 hr 15 mins
- Manchester: 1 hr 27 mins
- Cardiff: 1 hr 50 mins

**Endless amenities:** Indulge in diverse dining options, cultural richness, premier shopping, lively bars, exciting events, activities, and green spaces – all within Birmingham's city centre.

**Join us in Birmingham:** Experience a city where work-life balance thrives and opportunities abound. Birmingham awaits – where your professional journey begins!





## AVAILABILITY

<b>Name</b>	<b>sq ft</b>	<b>sq m</b>	<b>Rent</b>	<b>Availability</b>
Lower Ground - Unit 4	785	72.93	£10,200 /annum	Available
<b>Total</b>	<b>785</b>	<b>72.93</b>		

## 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.

## 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.

## LEGAL COSTS

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

## VIEWINGS

Viewings are strictly by appointment via the sole selling agent Siddall Jones.

## RENT

£10,200 per month

## ANTI MONEY LAUNDERING

The successful applicant will be required to provide two forms of ID and proof/source of funds, to satisfy anti-money laundering protocols.

## VIEWINGS

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## CONTACT



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