harrislamb
PROPERTY CONSULTANCY

TO LET

INDUSTRIAL/ WAREHOUSE PREMISES

UNIT 4 HOCKLEY INDUSTRIAL ESTATE, BIRMINGHAM, B18 6PT



16,587 sq.ft. (1,540.97 sq.m.)
Approx. Gross Internal Area

SECURE YARD

5.8M EAVES HEIGHT

RENT: £174,250 PER ANNUM, EXCLUSIVE

Location:

The Hockley Industrial Estate is accessed off Pitsford Street, which in turn is off the A4540 Icknield Street (Birmingham Middle Ring Road). Birmingham City Centre lies approximately 1 mile to the south-east. The middle ring road provides direct access to all main arterial routes running in and out of Birmingham City Centre including the A38 (M) Aston Expressway leading to junction 6 (Spaghetti Junction) of the M6 motorway approximately 3 miles distant.

Description:

Unit 4 comprises of a two-bay single storey industrial/warehouse building.

The specification can be summarised as follows:

- Lit by LED lighting
- Eaves height of 5.8m
- 2 level access loading doors
- 2 storey office accommodation including male/ female WC's
- Secure palisade fenced yard area
- 22 car parking spaces
- Secure gated Estate

Accommodation:

	Sq.m.	Sq.ft.
Warehouse	1,415.17	15,233
Ground Floor Offices	62.90	677
First Floor Offices	62.90	677
Total Approx. Gross Internal Area	**1,540.97**	**16,587**

Tenure:

A new full repairing and insuring lease is available for a term of years to be agreed.

Rental:

£174,250 per annum, exclusive.

Business Rates:

Rateable Value (2026): £101,000

EPC Rating:

C (69)

Services:

The agent has not tested any apparatus, equipment, fixture, fittings or services and so cannot verify they are in working order or fit for their purpose. The tenant is advised to obtain verification from their solicitor or surveyor

Planning:

Interested parties should make their own enquiries to Birmingham City Council Planning Department.

VAT:

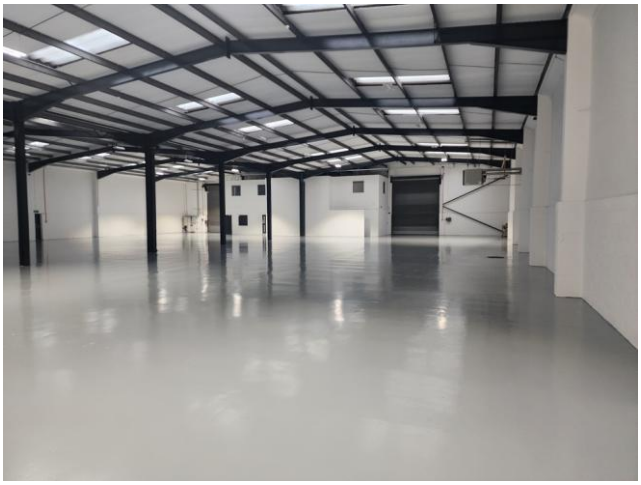
All prices quoted are exclusive of VAT, which may be chargeable.

Money Laundering:

The Money Laundering Regulations require identification checks to be undertaken for all parties purchasing property. Before a business relationship can be formed, we will request proof of identification for the purchasing entity.

Legal Costs:

Each party to pay their own legal costs.



Viewing:

For further information or to arrange a viewing please contact the joint agents:

Harris Lamb
4th Floor
4 Brindleyplace
Birmingham
B1 2LG

Contact:

Thomas Morley
thomas.morley@harrislamb.com
07921 974 139

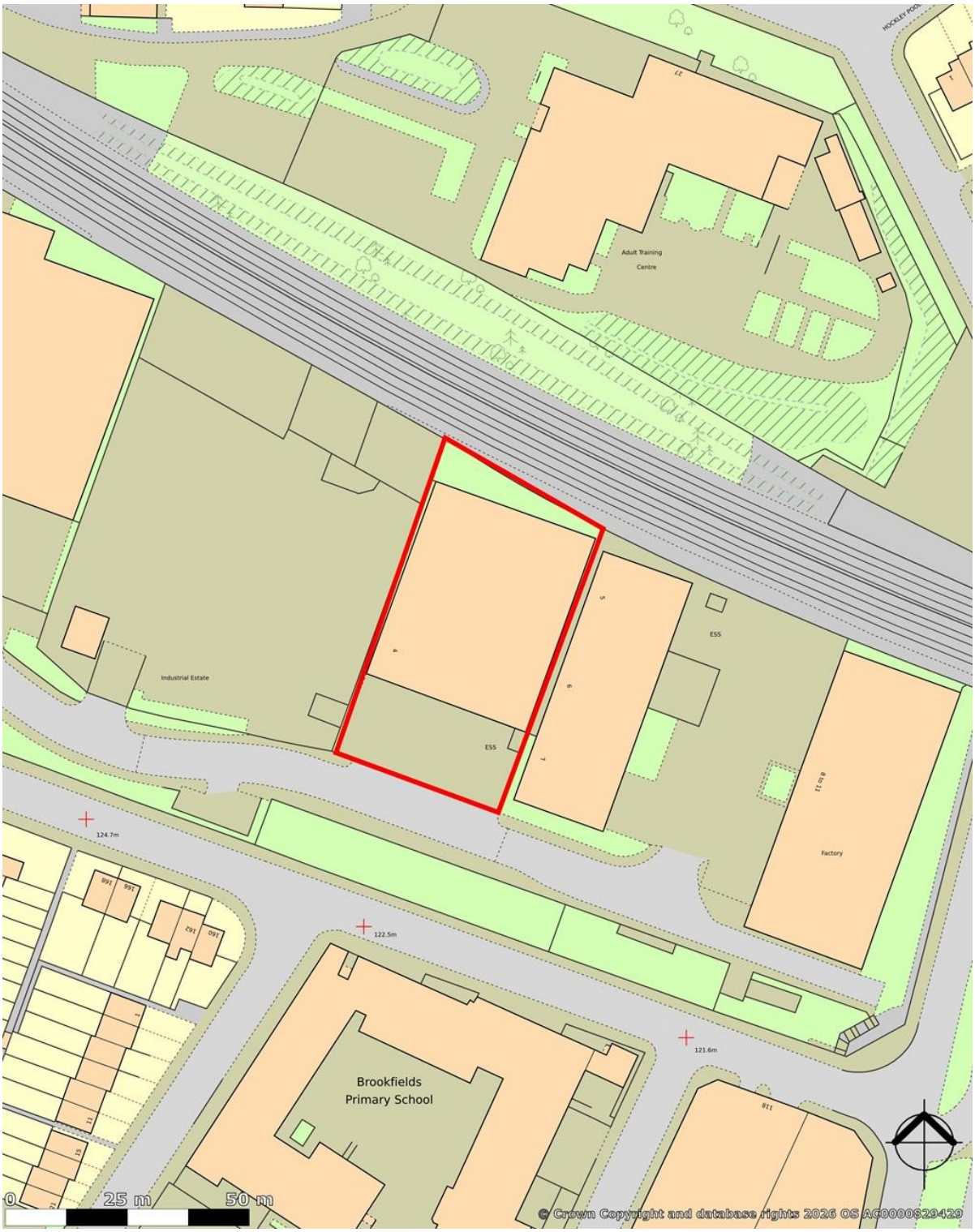
Neil Slade
neil.slade@harrislamb.com
07766 470 384

Or joint agents JLL

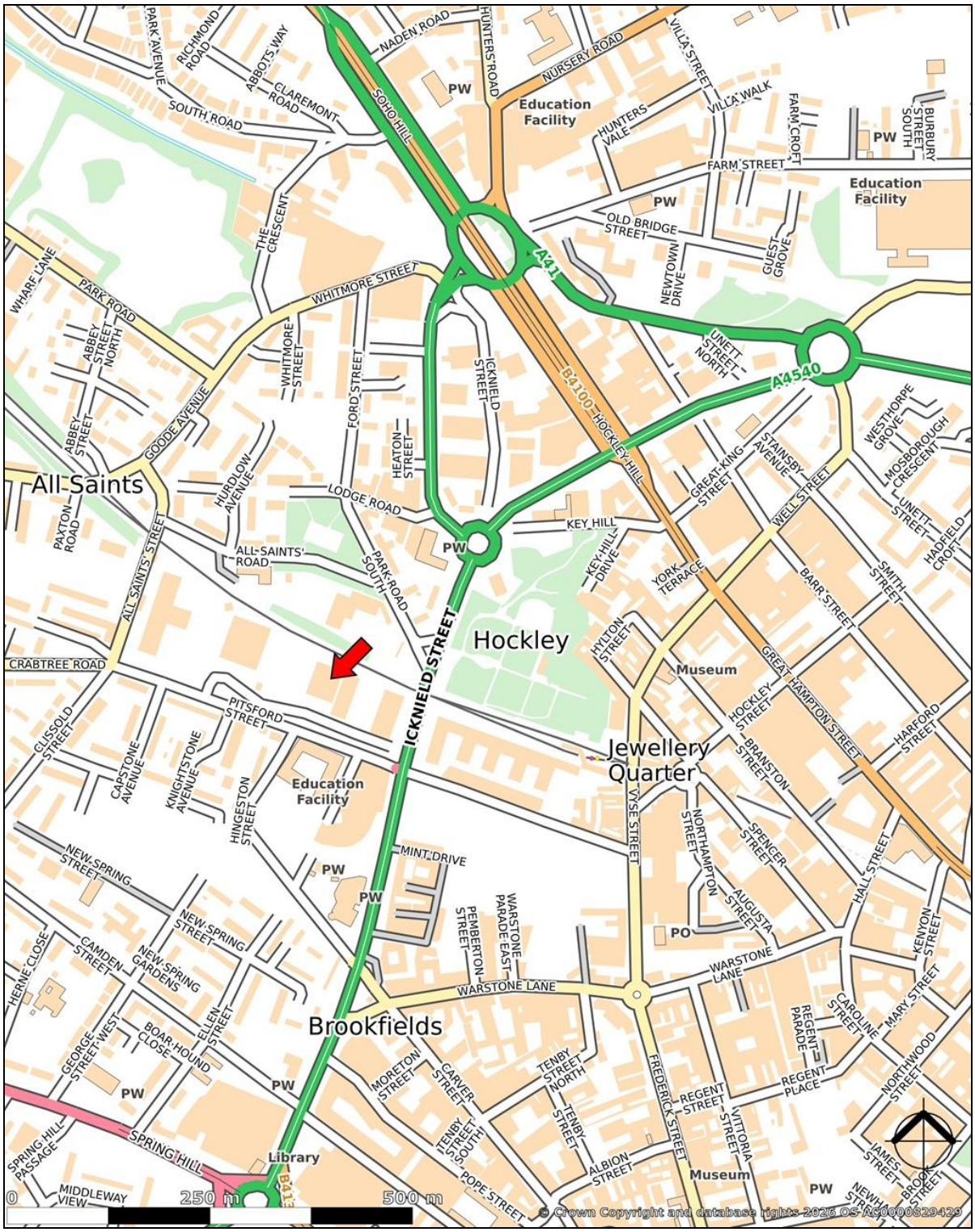
Ref: G6339
Date: October 2026

SUBJECT TO CONTRACT




Adult Training Centre
Industrial Estate
ESS
ESS
Factory
Brookfields Primary School
124.7m
122.5m
121.6m
0
25 m
50 m
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(ii) all descriptions, dimensions, references to condition and necessary permissions 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.

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