



12 & 12A Hockley Court, 2401 Stratford Road, Hockley Heath, B94 6NW

Two High Quality Self-Contained Offices which have been fully refurbished. Available as separate units or as a whole.

Summary

Tenure	To Let
Available Size	86.90 to 175.87 sq m / 935.38 to 1,893.05 sq ft
Rent	£18,000 per annum per unit plus VAT
Service Charge	£1,650 per annum per unit plus VAT
Business Rates	Due for reassessment

Key Points

- Available October 2024
- Close to all shops and amenities
- Modern lighting and flooring
- Excellent location in village of Hockley Heath
- Newly refurbished
- 5 car parking spaces per unit

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DESCRIPTION

Two adjacent newly refurbished mid-terrace office buildings, arranged over ground and first floors set within established court yard development.

The property is available either as two individual units or alternatively, as a single larger unit.

Each unit comprises-

Ground Floor

Ground Floor Reception

Single open plan office

Kitchen

WC

First Floor

2 offices

Further WC

LOCATION

Set within courtyard office development front the Stratford Road in Hockley Heath and being some 1 mile distance from M42 motorway.

Solihull Town Centre lies some 3 miles to the north with Stratford upon Avon being 6 miles to the south east.

ACCOMMODATION

The property can be let either as a whole or as a single unit with floor areas as set out below with Unit 12 being available October 2024 and Unit 12A being available November 2024.

Name	sq m
Unit - 12	88.97
Unit - 12A	86.90
Total	175.87

TERMS

To be occupied under a new Lease for a term of years to incorporate 3 yearly rent reviews and on a Full Repairing & Insurance Basis.

EPC

Awaiting assesement

VIEWING

Strictly by appointment with the sole Agents

Shepherd Commercial



Viewing & Further Information

KAINE ARKINSON

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