

# Unit 12

Hockley Court, Solihull, B94 6NW

SHEPHERD  
COMMERCIAL



## TO LET

987 SQ FT  
(91.70 SQ M)

£18,000 PER ANNUM PLUS VAT

Refurbished self-contained office suite of 987 sq ft within a courtyard development, with allocated parking.

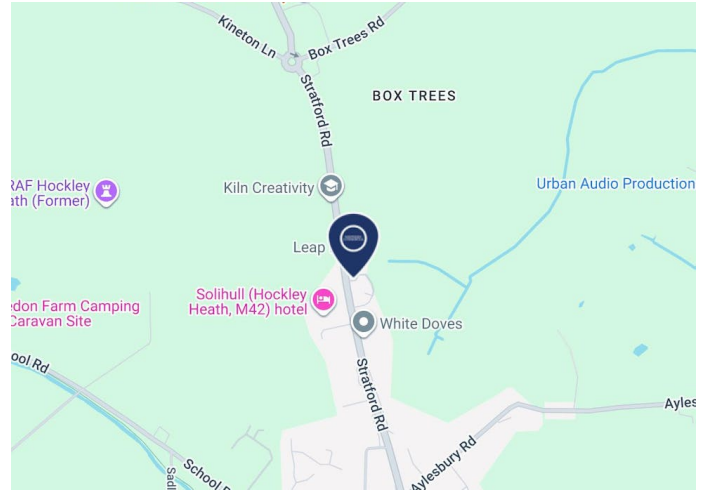
- Self-contained office suite
- Refurbished throughout
- 5 allocated car parking spaces
- Established and secure courtyard development
- Kitchen and meeting room facilities

01564 778890  
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## Summary

Available Size	987 sq ft / 91.70 sq m
Rent	£18,000 per annum plus VAT
Rates Payable	£6.32 per sq ft
Service Charge	Approx. £1,650 per annum plus VAT
EPC	EPC exempt - EPC has been commissioned, will be available in less than 28 days

## Description

The property comprises a refurbished, self-contained office suite extending to approximately 987 sq ft, set within a well-established and secure courtyard development. The accommodation provides high-quality, predominantly open-plan workspace, complemented by a meeting room and kitchen facilities.

The suite benefits from a modern specification throughout and offers an ideal environment for a range of occupiers seeking professional office space in a well-maintained setting. The property also benefits from 5 allocated on-site car parking spaces.

Available immediately, the premises are offered on flexible lease terms.

## Location

The property is situated within Hockley Court, a popular courtyard office development located in Hockley Heath. The location provides excellent connectivity, with easy access to the M42 motorway (Junction 4) and the wider Midlands motorway network.

Hockley Heath village offers a range of local amenities including shops, cafés and public houses, whilst Solihull town centre is located approximately 5 miles to the north, providing a wider range of retail and leisure facilities.

## Terms

The property is available by way of a new lease on flexible terms to be agreed. Rent £18,000 per annum exclusive, plus VAT and service charge.

## Additional Costs

Service charge approx. £1,650 per annum plus VAT. Rateable value £12,500 (subject to verification).

## Viewings

Strictly by appointment through Shepherd Commercial.



### Ross Bendall

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