

# Industrial Garage / Repair Centre To Let

Pitsford Street , Hockley, Birmingham  
B18 6LZ



**15,315 Sq Ft**



**5.2m Eaves Height**



**Large Yard &  
Parking availability**



**20 Ground Level  
loading Doors**



**External Vehicle  
Washing Facilities**

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# Former Repair Centre, Pitsford Street, Hockley, Birmingham B18 6LZ

## Description

The subject property comprises of a self-contained two bay industrial warehouse of part brick, part profile clad construction. The building specification includes:

- 5.2m eaves height
- 20 ground level loading doors
- Large Yard
- Two storey offices
- Access both front and rear of the unit
- Covered external wash facilities

## Location

The subject property is located within the central inner-city district of Hockley, Birmingham, approximately 2 miles north of the city centre

The site is accessed off Pitsford Street which provides access to the A4540 which forms part of the arterial routes around the city centre. Access to Junction 6 of the M6 & wider Motorway network is via the A38, just 3.5 miles north from the premises.

Accommodation	Sq Ft	Sq M
Warehouse	10,935	1,016
Ground Floor Office	2,292	213
First Floor Office	2,088	194
<b>TOTAL</b>	<b>15,315</b>	<b>1,423</b>

## Business Rates

We understand that the property has a Rateable Value of £242,000 as listed on the Valuation Office Agency website.

## Terms

The property is available to let on new Full Repairing and Insuring lease terms, for a period to be agreed up until November 2030.

## VAT

VAT will be chargeable at the current rate.

## EPC

Energy performance rating – D98

## Legal Costs

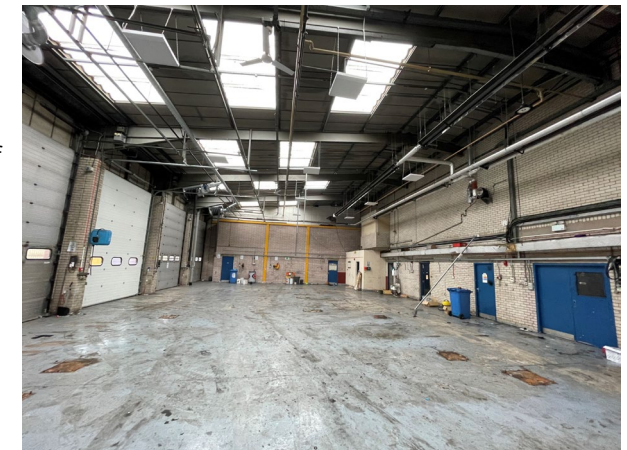
Each party will be responsible for its own legal costs incurred in the transaction.

## Services

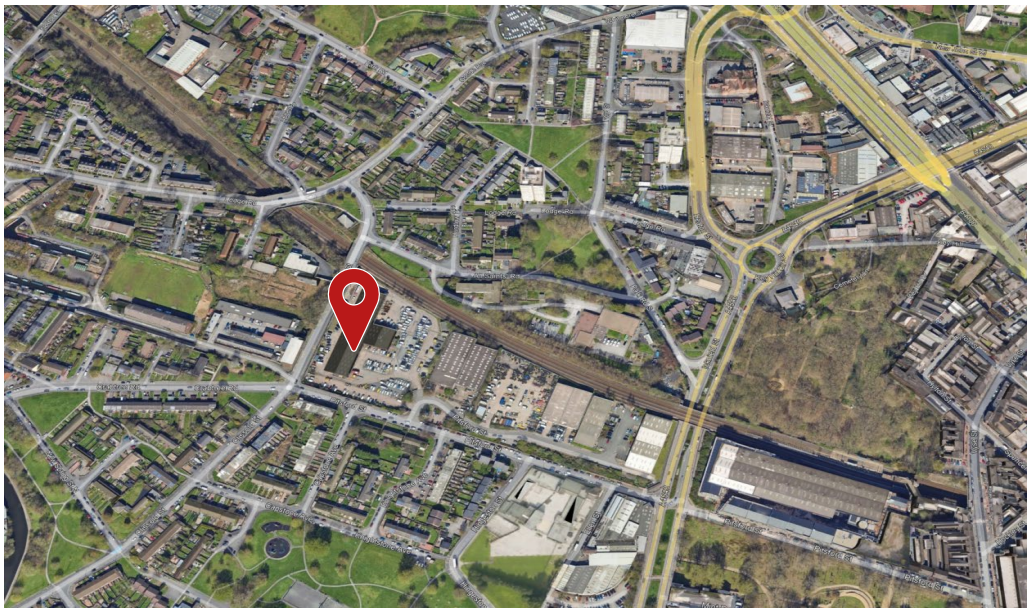
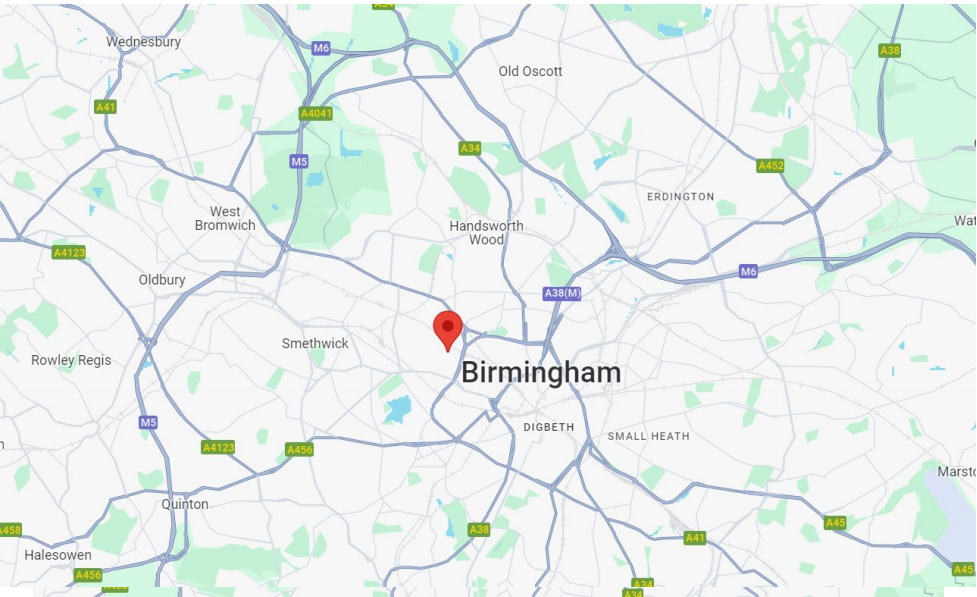
We understand this property has connections to all the usual mains services. Interested parties are advised to make their own enquiries of the relevant authorities regarding the use of these services

## Money Laundering

The money laundering regulations require identification checks are undertaken for all parties leasing the property. Before a business relationship can be formed, we will request proof of identification for the leasing entity.



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External  
Yard /  
Parking



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# To find out more, please contact

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Anti-Money Laundering: To comply with our legal responsibilities for Anti-Money Laundering, it will be necessary for the successful bidder to provide information necessary to complete these checks before the deal is completed. Information required will include:

1. Corporate structure and ownership details.
2. Identification and verification of ultimate beneficial owners.
3. Satisfactory proof of the source of funds for the Buyers / funders / lessee.



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