



**7 Hockley Court,**

**2401 Stratford Road, Hockley Heath, Solihull, B94 6NW**

Leasehold | Self Contained Office Building | 3,120 Sq Ft (289.93 Sq M)

**TO LET**



## Location

The property is located within Hockley Court, a prestigious small office development in Hockley Heath. It is a prominent location in Hockley Heath, close to Junction 4 of the M42 and Junction 16 of the M40.



## Description

The subject property comprises a three storey office building constructed in the early 1990s. The structure comprises brick elevations under a pitched / tiled roof and with timber framed windows. Internally there is attractive open plan office accommodation on ground, first and second floors. There is WC accommodation on each floor. The building has wall mounted radiators (gas fired wet system). There is small power and data distribution via skirting and trunking. The office accommodation is carpeted and has suspended ceiling tiles with inset lighting. Some of the accommodation is comfort cooled.

Externally there are 13 car parking spaces.



## Accommodation

The accommodation has been measured on a Net Internal Area basis, the approximate area comprises:

Floor	Sq Ft	Sq M
Ground Floor	1,093	101.6
First Floor	1,019	94.67
Second Floor	1,008	93.66
<b>Total</b>	<b>3,120</b>	<b>289.93</b>



## Amenities



24/7



Car Parking



Suspended Ceiling



Kitchen



Rail



Motorway





## Further information



### Rent

Rent on application.

### Tenure

A new lease is available on terms to be agreed. Subject to Contract.

### Business Rates

Occupiers will be responsible for paying Business Rates direct to the local authority.

### Services

We confirm we have not tested any of the service installations and any occupiers must satisfy themselves as to the state and condition of such items.

### Legal Costs

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

### EPC

The EPC rating is D.

### Fixtures & Fittings

Any fixtures and fittings not expressly mentioned within these particulars are excluded from the letting.

### Anti Money Laundering

The successful tenant will be required to submit information to comply with Anti Money Laundering Regulations.

### VAT

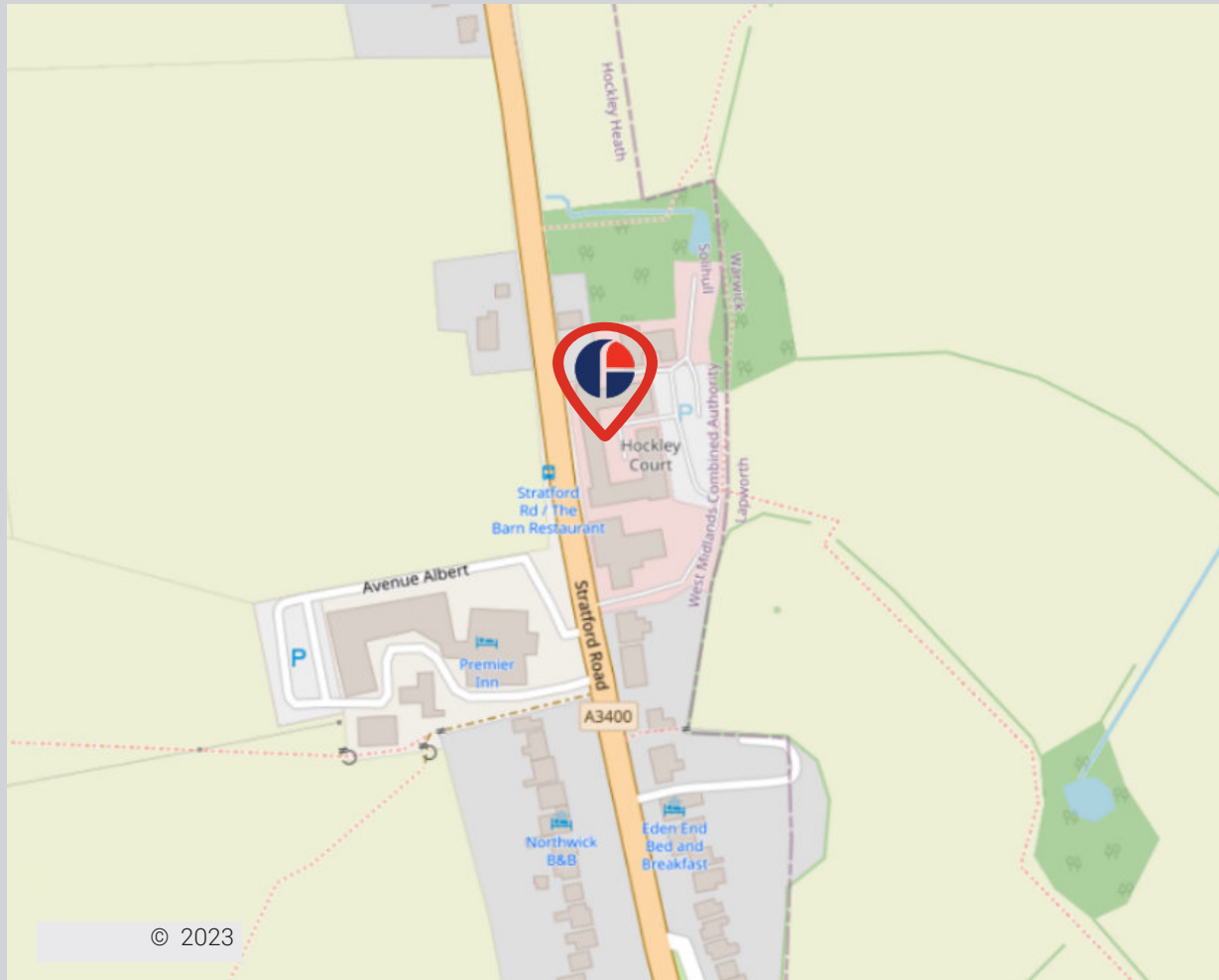
Unless otherwise stated, all prices and rents quoted are exclusive of Value Added Tax (VAT). Any intending tenant should satisfy themselves independently as to VAT in respect of this transaction.

### Viewings

By prior appointment with the sole agents, Fisher German LLP.



# 7 Hockley Court, Solihull



## Approximate Travel Distances



### Locations

- National Exhibition Centre (NEC) - 7.6 miles
- Birmingham city centre - 12.4 miles
- Solihull town centre - 5 miles



### Nearest Station

- Dorridge - 1.4 miles



### Nearest Airport

- Birmingham Airport (BHX) - 6.6 miles



## Viewings



### Charles Warrack



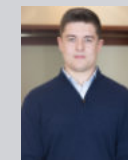
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Particulars dated June 2023. Photographs dated March 2023.