



TO LET

INDUSTRIAL/ WAREHOUSE PREMISES

**UNIT 1 HOCKLEY INDUSTRIAL ESTATE,
PITSFORD STREET, BIRMINGHAM, B18 6PT**



30,344 sq.ft. (2,819.09 sq.m.)

Approx. Gross Internal Area

**** First years rent from £4.50 per sq.ft. ****
(subject to terms to be agreed)

- Adjacent to Birmingham Middle Ring Road leading to all arterial roads
 - Prominent Industrial Location
- 2 miles north-west of Birmingham City Centre
 - Refurbished to high standard





Location:

The unit is located on Hockley Industrial Estate, Hockley, Birmingham. Hockley Industrial Estate is accessed off Pitsford Street, which in turn is off the Icknield Street (A4540) (Birmingham Middle Ring Road). Birmingham City Centre lies approximately one mile to the South East. The Middle Ring Road provides access to all arterial roads running out of the city centre including the A34 and the A38(M) Aston Expressway leading to Junction 6 of the M6 Motorway, approximately four miles to the north.

Description:

Unit 1 comprises of a two bay single storey industrial/warehouse building of steel portal frame construction beneath an insulated clad roof. The unit has part block and part profile metal cladding elevations and a concrete floor. Internally the unit is lit by translucent roof lights and fluorescent strip lighting.

The unit benefits from a 5.8 metre minimum eaves height and has four level access doors. The building benefits from office accommodation on the ground floor and first floor, male and female facilities and a canteen area.

Externally, to the front of the unit is a secure palisade fenced concrete yard and a car park for staff.

Accommodation:

AREA	Sq.ft.	Sq.m.
Warehouse	25,222	2,343.19
GF/FF Offices	5,123	475.90
Total Gross Internal Area	30,344	2,819.09

Tenure:

The property is available on a leasehold basis, for a term of years to be agreed.

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Quoting Rent:

£273,100 per annum, exclusive.

Business Rates:

2026 Rateable Value: £205,000

EPC:

Target EPC: **B** following refurbishment

Anti-Money Laundering:

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





Viewing:

Strictly via joint agents:

Harris Lamb
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4 Brindleyplace
Birmingham
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OR

Jones Lang Lasalle

Contact: Steven Jagers
Tel: 0121 214 9953

Date: June 2026

SUBJECT TO CONTRACT



