



FULLY LET OFFICE INVESTMENT FOR SALE

**6,758 sq ft (627.83 sq m)
across 4 buildings**

**Units 14-17 Hockley Court,
2401 Stratford Road,
Hockley Heath,
Solihull,
B94 6NW**

- Unique opportunity to acquire fully let office investment
- 4 separate units
- Village setting, yet only 1.5 miles from junction 4 of the M42

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0121 233 2330

Property details – 14-17 Hockley Court

Description

The property forms part of Hockley Court, a courtyard office development on the edge of the village. Units 14-17 comprises of a detached office block built to provide 4 separate units over the ground and first floor. The units are totally self-contained in terms of access, services etc, therefore have been popular with business looking to locate into their own self-contained office suites.

Estate/Service charge

There is an estate charge to cover the maintenance of the wider estate run by the management company. The current owners of the subject property are also responsible for the maintenance of the communal areas (i.e roof) of the block comprising of the 4 units. The cost for both are recharged fully to the tenants. Further details available from the agents.

Price

The property is for sale with a price of £800,000 plus VAT.

Lease Details

Unit	Size (sq ft)	Tenant	Rental (per annum)	Lease Expiry	Comments
14	1,277	Rubicon Consulting Ltd	£24,000	28/2/2028	Ground floor unit. 6 car spaces.
15	1,330	ABS Installations Ltd	£19,000	28/2/2028	First floor unit. 6 car spaces.
16	2,115	Leap IT Ltd	£39,750	12/10/2028	Ground floor unit. 8 car spaces.
17	2,036	HFA Holdings Ltd	£0	28/12/2189	Sold on long ground lease.
6,758 sq ft			£82,750		

Tenure

The units are held on a ground lease which expires on 31st December 2189 with a fixed ground rent of a peppercorn.

EPC

Unit 14 C57

Unit 15 D81

Unit 16 B36

VAT

VAT will be charged in addition.

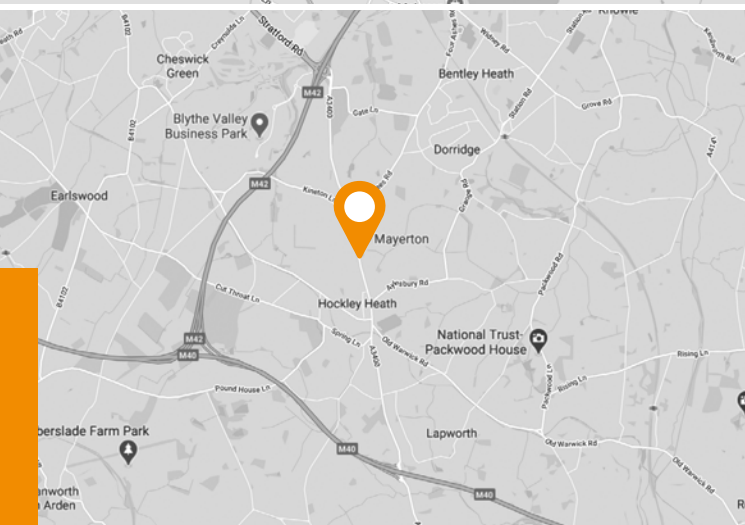
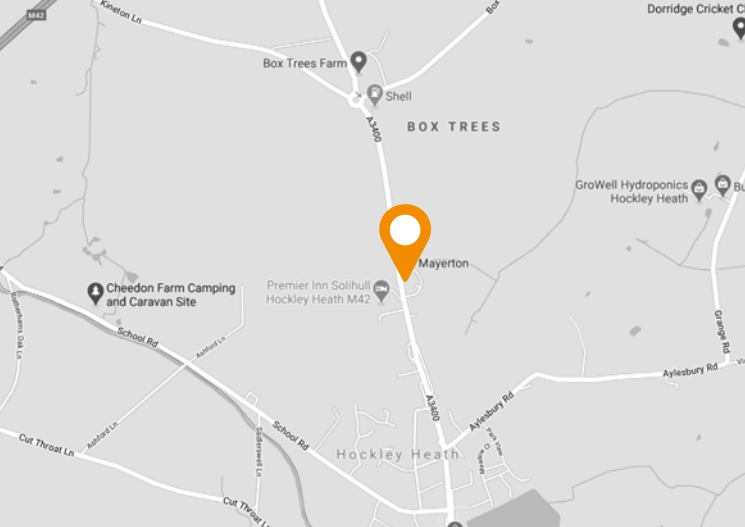
Legal Costs

Each party to bear their own legal costs.

Viewing

Strictly by appointment with the sole selling agents.





Location details

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B94 6NW**

The property is located on the outskirts of Hockley Heath, which is approximately 5.5 miles south east of Solihull town centre. The property is ideally situated adjacent to the A3400 and approximately 1.5 miles from J4, M42 to the north and J15, M40 lies to the south. Birmingham International Railway Station and Birmingham Airport are both within 9 miles.

Hockley Heath centre is within easy walking distance and has a number of restaurants, local shops and a Premier Inn hotel.



**For further information
and to arrange a viewing,
please contact:**

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