

## Ideal starter units – available immediately

88m<sup>2</sup> - 210m<sup>2</sup>  
(957ft<sup>2</sup> - 2,266ft<sup>2</sup>)

- Established location
- Roller shutter doors
- 3 Phase electricity
- Level loading bay
- Secured gated site with CCTV coverage
- Ample parking
- Not suitable for automotive trade



**TO LET**



Location



Gallery



Contact



## Location

Park Trading Estate is located in the Hockley area of Birmingham City about 1 mile north west of the City Centre. The estate is set within an established business location and is accessed off Park Road.

The A41 Hockley flyover is only 0.5 miles away and links directly to Junction 1 of the M5, less than 3 miles away and the A38(M) less than 2 miles away. The estate offers good transport links with Junction 6 of the M6 being 20 minutes drive away. Alternatively, the local tram service is a great way to get around the surrounding area.

Locally, the estate also benefits from a range of retail outlets nearby and the Bullring and Grand Central Shopping Centre is less than 3 miles away.



Description	Miles	Time
Junction 1, M5	3 miles	12 mins
Junction 6, M6	5 miles	20 mins
Birmingham City Centre	2.1 miles	11 mins
Grand Central Metro Station	2.6 miles	11 mins





## Description

Park Trading Estate is arranged as two terraces of five units totalling 15,868ft<sup>2</sup> of industrial/workshop space. The units range in size from 954ft<sup>2</sup> up to 2,274ft<sup>2</sup> and are constructed of brick with mono pitched roofs offering a maximum eaves height of circa 3 metres. The larger units include integral office space.

The property's key features include:

- Roller shutter doors
- 3 phase electricity
- Level loading bay
- Gated site

## Business Rates

From enquiries of the Valuation Office website we understand the following Rateable Values from April 2023:

Unit 5:	£8,200
Unit 9:	£13,500
Unit 10:	£11,750

(This information is given for guidance purposes only and prospective tenants are advised to make their own enquiries of Birmingham City Council)

## Size, Rent & Service Charge

There are a range of flexible leasing options available and the available units are as follows:

Unit	M <sup>2</sup>	Ft <sup>2</sup>	Rent (PA)	Rent (PSF)	Service Charge (PA)
5	88	957	£13,398	£14	£1,680
8	210	2,266	£24,926	£11	£3,970
9	210	2,266	£24,926	£11	£3,970





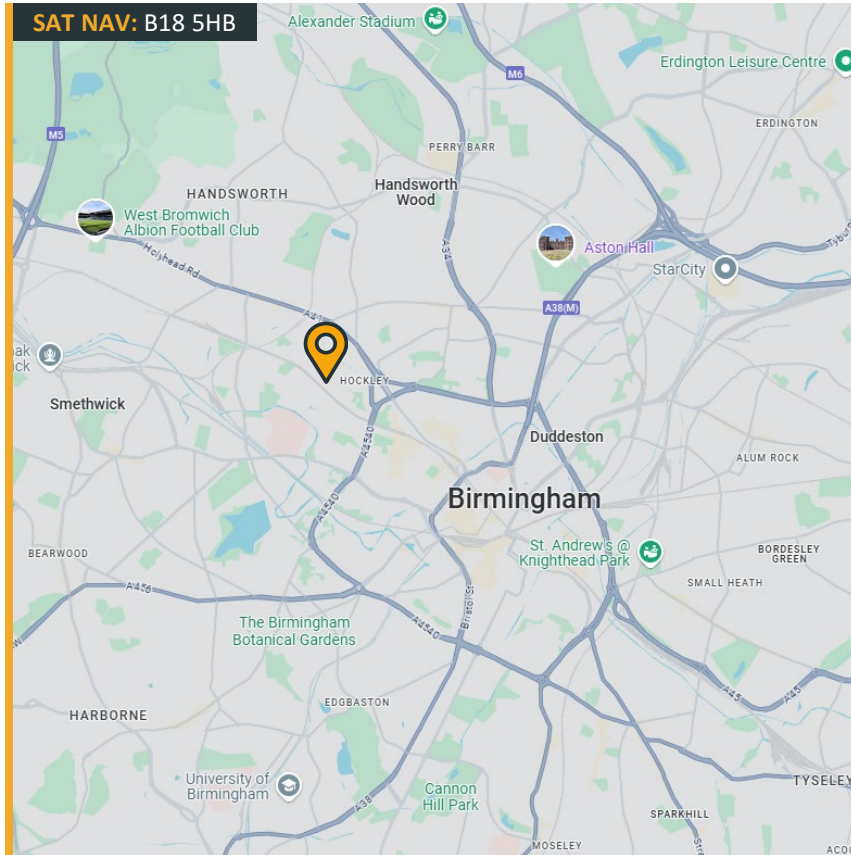
Location



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**SAT NAV: B18 5HB**

## EPC

Copies of the EPC Certificates for each unit are available upon request.

## VAT

The property is registered for VAT.

## Further Information

For further information or to arrange a viewing please call or click on the emails or website below:

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Please [click here](#) to read our "Property Misdescriptions Act". E&OE.