

260 HOSPITAL STREET, HOCKLEY, BIRMINGHAM, B19 2YF



FREEHOLD FOR SALE

GROUND FLOOR, PORTAL FRAMED
INDUSTRIAL/WAREHOUSE ACCOM.
(Including Ancillary Offices)

Circa, 18,000 sq.ft/1,672.24 sq.m

- Adjoining Birmingham City Centre
- Outside of the clean air zone
- Excellent communicational links – Middle Ring Road/Aston Expressway/junction 6 of the M6 motorway are nearby
- Sold, either with vacant possession or subject to the existing basis of occupation
- Prominent corner position
- Substantial, electrically operated roller shutter door



Stephens McBride Chartered Surveyors & Estate Agents
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Tel: 0121 706 7766
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LOCATION

The subject premises benefits from extensive frontages onto both Hospital Street and New John Street West (A4540 Middle Ring Road).

Marginally outside of the clean air zone.

Excellent communicational links. The main Aston Expressway and junction 6 of the M6 motorway are nearby.

The area adjoins Birmingham City Centre (circa, 0.75 of a mile due south).

DESCRIPTION

The subject premises provides predominantly ground floor, portal framed, industrial/warehouse accommodation, including ancillary first floor offices.

Substantial, electrically operated roller shutter door access.

Solid concrete floor structures throughout.

ACCOMMODATION

18,000 sq.ft/1,672.24 sq.m

MAINS SUPPLIES

The property has the advantage of a substantial, 3 phase electrical supply, water and drainage. No gas.

BASIS OF SALE

The basis of sale is freehold, either with vacant possession or subject to the existing basis of occupation.

The property has been sub divided to create 7, individual workshop facilities and multi occupied office accommodation.

Rental details are available from the sole selling agents.

VAT

VAT is **not** applicable.

BUSINESS RATES

(April 2026)

Rateable Value - £82,000

Rates payable circa, £41,000 pa

CONSIDERATION

Offers in excess of **£1.1M (One Million One Hundred Thousand Pounds)** are invited for this valuable freehold interest

LEGAL COSTS

Each party to bear their own proper reasonable legal costs.

Viewing & Further Information;

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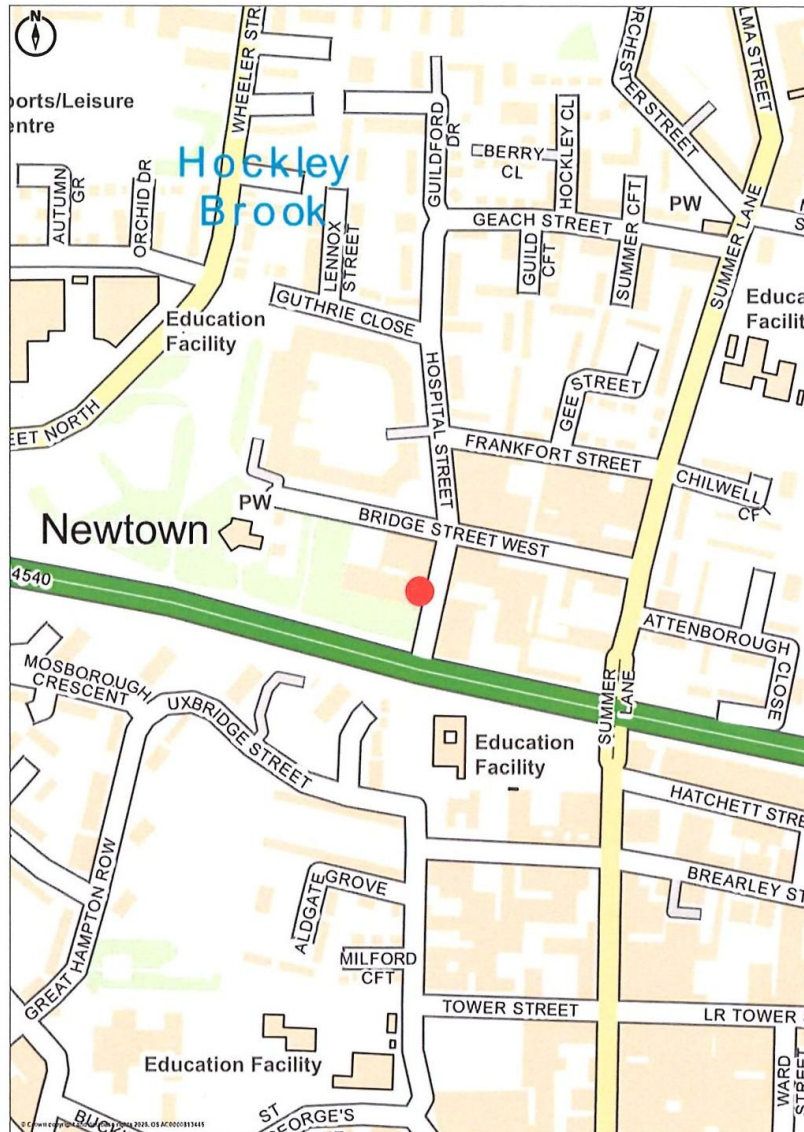


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NOTICE

STEPHENS McBRIDE - as agents for the Vendor and for themselves, give notice that:

1. These particulars do not constitute an offer, or contract, or any part thereof and none of the statements contained in the Particulars as to the property is to be relied on as a statement or representation of fact.
2. An intending Purchaser **MUST** satisfy himself by inspection or otherwise, as to the accuracy of the statements herein. Such statements are made in good faith but without responsibility on the part of Stephens McBride or the Vendor.
3. The Vendor does not make or give, nor is Stephens McBride or its staff authorised to make or give any representation or warranty in respect of this property.

In the event of any inconsistency between these particulars and the Conditions of Sale, the latter shall prevail.

SUBJECT TO CONTRACT

The terms Vendor and Purchaser shall where the context requires be deemed to refer to Lessor and Lessee respectively.