

Earls Way, Halesowen, West Midlands, B63 3HR



TO LET

Prominent Three Storey Office Building with Parking

Net Internal Area: 1,686 ft² (156.7 m²) approx.

Location

The property is prominently located fronting both Earls Way and New Road in the centre of Halesowen.

Halesowen is strategically located for convenient access to Birmingham only 7 miles to the south west and J3 of the M5 motorway within a short distance and providing access to the national motorway network.

Description

The property comprises a detached three storey office building of traditional brick construction surmounted by a pitched tiled roof.

The ground floor comprises a large and welcoming reception area with boardroom and kitchen. WC and storage are also provided on this floor.

The first floor is split by the central staircase to provide two large open plan offices with toilets and storage with the second floor providing the same with loft access.

The property benefits from gas fired central heating and air conditioning and is networked across all levels.

Externally the property benefits from a prominent position with frontages to both New Road and Earls Way and having 4 allocated car parking spaces contained within the lease.

Accommodation

Total (NIA) - 1,686 ft² (156.7 m²) approximately

Rental / Terms

The property is available to let on a new lease with length to be agreed at £15,000 per annum exclusive.

Business Rates

We understand the property qualifies for Small Business Rates Relief.

VAT

All prices quotes are exclusive of VAT, which we understand is payable.

Planning Use

We understand the property is allocated under Use Class B1(a) Office.

Applicants are advised to make their own enquiries to Dudley MBC planning department.

Services

The property has the benefit of all mains services to the property.

Legal Fees

Each party to be responsible for their own legal cost incurred during this transaction.

Availability

The property is available from April 2021, subject to the completion of legal formalities.

Viewings

Strictly via the sole letting agent Siddall Jones on:
0121 638 0500

