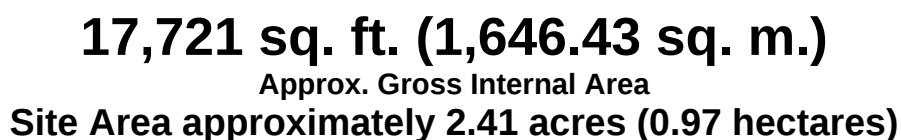


**FAIRFIELD PARK
OFF FAIRFIELD ROAD
HALESOWEN
B62 9JL**



- **Rent: £240,000 per annum, exclusive**



Location:

Fairfield Park is situated in the Hurst Green area of Halesowen. The site is approximately 2 miles and 3 ½ miles distance from Junctions 2 & 3 of the M5 respectively. The site is close to the established Blackheath Trading Estate which is accessed from the B4169 Cakemore Road, approximately ½ mile distance.

Description:

The premise comprises of an industrial/workshop building of steel portal frame construction with two storey office accommodation on 2.41 acre (0.97 ha) site occupying a corner plot off Fairfield Road.

The workshop is heated & lit and benefits from 13 ground level access doors (9 to the front elevation / 4 to the side). The maximum eaves height in the building is 6.30m (5.30m to the underside of the haunch).

The two storey office accommodation, includes suspended ceilings with recessed lights, central heating and wall mounted air conditioning units.

The total site area equates to 2.41 acres (0.97 ha) and is mainly concrete surfaced. There is a tarmac roadway around a concrete surfaced island in the centre of the site which covers a diesel tank (56,000L capacity), and includes two fuel dispensers.

There is a vehicle wash to the side of the workshop

Accommodation:

AREAS	SQM	SQFT
Workshop	964.36	10,380
Ancillary Storage Areas	162.41	1,748
Workshop Offices	40.55	436
Locker Room & W/C's	25.95	279
Canteen	23.89	257
Offices (inc. Kitchen & W/C's)	190.19	2,047
Offices (inc. Kitchen & W/C's)	202.54	2,180
Mezzanine Office & Storage	36.57	394
Total Gross Internal Floor Area	1,646.46	17,721

Site area approximately 2.42 acres (0.97 ha)

Tenure:

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

Quoting Rent:

£240,000 per annum, exclusive.

Services:

The agent has not tested any apparatus, equipment, fixture, fittings or services and so cannot verify they are in working order or fit for their purpose. The tenant is advised to obtain verification from their solicitor or surveyor.



Business Rates:

2023 Rateable Value: £78,000

EPC:

EPC Rating: EPC being updated

Money Laundering:

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



Legal Costs:

Each party to bear their own legal costs incurred in any transaction.

VAT:

All prices quoted are exclusive of VAT, which may be chargeable.

Viewing:

Strictly via sole agents:

Harris Lamb
75-76 Francis Road
Edgbaston
Birmingham
B16 8SP

Tel: 0121 455 9455

Contact: Thomas Morley
Email: thomas.morley@harrislamb.com
Mobile: 07921 974 139

Contact: Neil Slade
Email: neil.slade@harrislamb.com
Mobile: 07766 470 384

Ref: G008095

Date: May 2025

Subject To Contract

