

OFFICE | TO LET

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SUITE 1 ALCORA BUILDING, HALESOWEN, B62 8DG

2,500 SQ FT (232.26 SQ M)

SIDDALL JONES
COMMERCIAL PROPERTY CONSULTANCY

Modern Ground Floor Office Suite with Air Conditioning fronting Mucklow Hill in Halesowen.

- Ground Floor Office
 - Air Conditioning
 - Three Parking Spaces
 - Spacious Kitchen
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DESCRIPTION

The Alcora Building is a low-rise modern office building which provides refurbished office accommodation set within a landscaped area and with plentiful car parking.

The subject suite is situated on the ground floor and provides a large open plan working area with partitioned boardroom, spacious kitchen and server room (with three phase installation). The property benefits from air conditioning, carpet flooring, white emulsion coated walls, suspended ceiling with inset LED lighting, central heating and perimeter power and data.

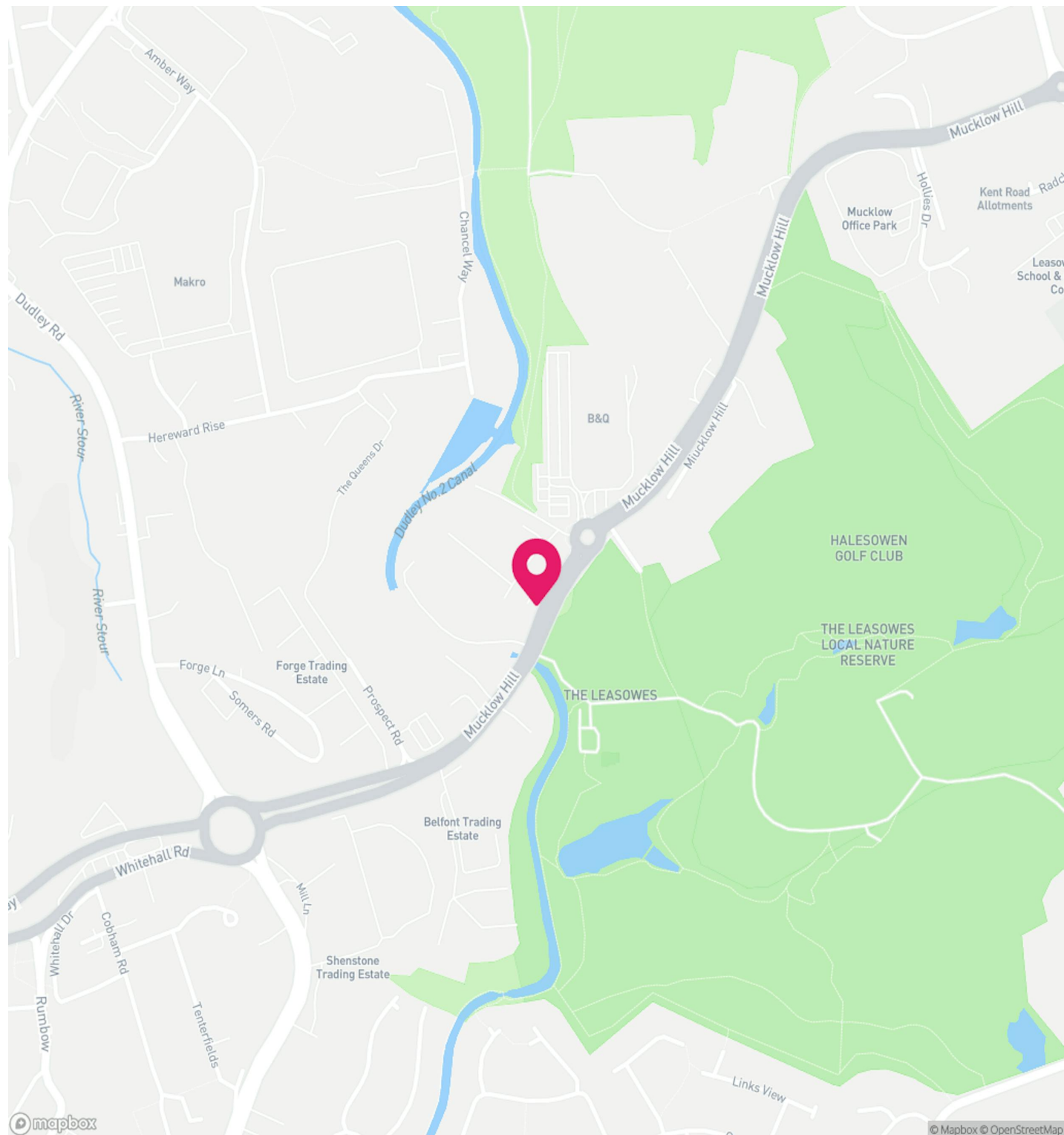
The property also benefits from communal kitchenette and toilet facilities all of which are cleaned daily.



LOCATION

The Alcora Building is situated in a prominent position fronting directly onto Mucklow Hill (A458) one of the Midlands best known roads and a main arterial route into Birmingham City Centre some six miles distant.

The property is conveniently positioned to gain access to J3 of the M5 Motorway some 2 miles distant and linking with the wider Midlands motorway network.



AVAILABILITY

Name	sq ft	sq m	Service charge	Monthly Rent	Availability
Ground - Suite 1	2,500	232.26	£5.51 /sq ft	£1,770.83	Available
Total	2,500	232.26			

TERMS

The property is available to let on a new 5-year lease at £21,250 per annum exclusive, payable quarterly in advance.

SERVICE CHARGE

£5.51 per sq ft

RATEABLE VALUE

£18,250

VAT

Applicable

LEGAL FEES

Each party to bear their own costs

LEASE

The property is available to let on a new lease with length to be agreed.

POSSESSION

The property is immediately available following the completion of legal formalities.

ANTI MONEY LAUNDERING

The successful applicant will be required to provide two forms of ID and proof/source of funds, to satisfy anti-money laundering protocols.

VIEWINGS

Viewings are strictly via the letting agent Siddall Jones.

CONTACT

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