

OFFICE | TO LET

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MAYBROOK HOUSE, QUEENSWAY, HALESOWEN, B63 4AH

670 TO 3,170 SQ FT (62.25 TO 294.50 SQ M)

SIDDALL JONES
COMMERCIAL PROPERTY CONSULTANCY

Fully Refurbished Suites from 670 - 3,170 ft²
with Allocated Car Parking

- CCTV Covering the Estate
- Allocated Car Parking Spaces
- LED Lighting
- New Double-Glazed Windows



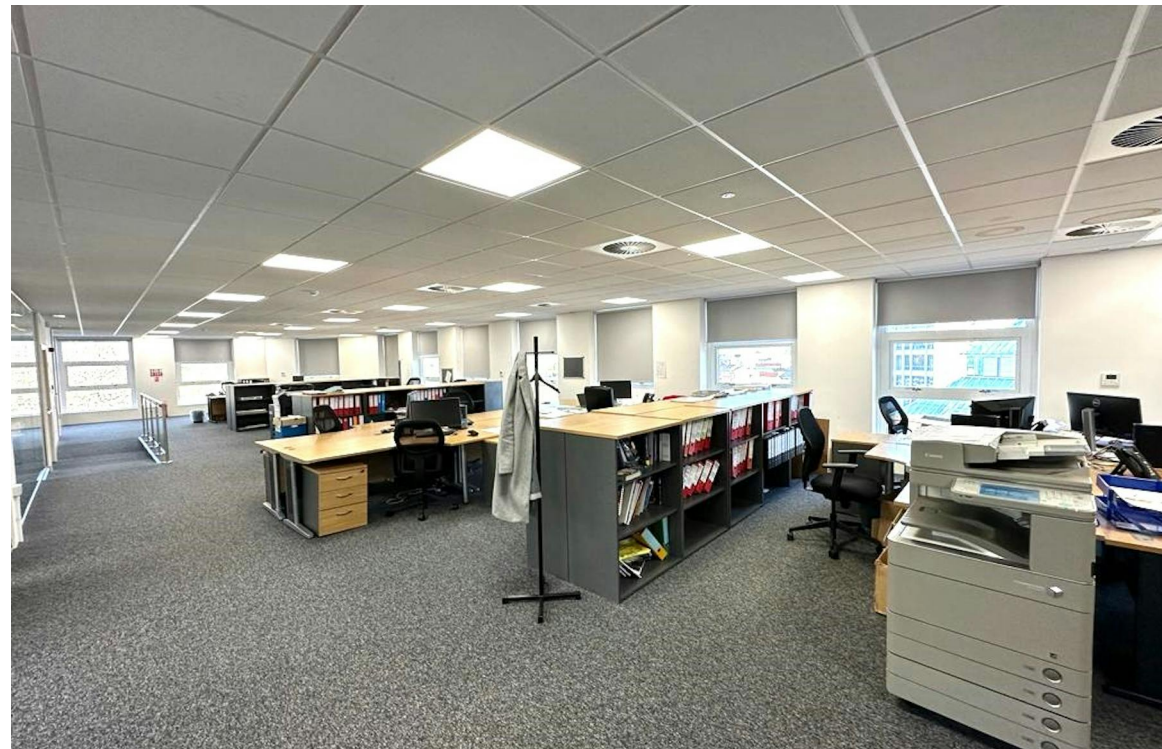
DESCRIPTION

The property comprises a substantial office building benefiting from a central locality in the heart of Halesowen.

A large welcoming reception area with concierge and break out area provides double lift access to the upper floors.

The suites have been recently refurbished to a high standard and comprise:

- Comfort cooling and heating – zoned areas
- Raised access flooring with data and power
- LED lighting
- Suspended ceilings
- New double-glazed windows
- Full height glass partition meeting rooms
- Integrated kitchen and canteen area
- Refurbished toilets
- CCTV covering the estate
- Allocated car parking

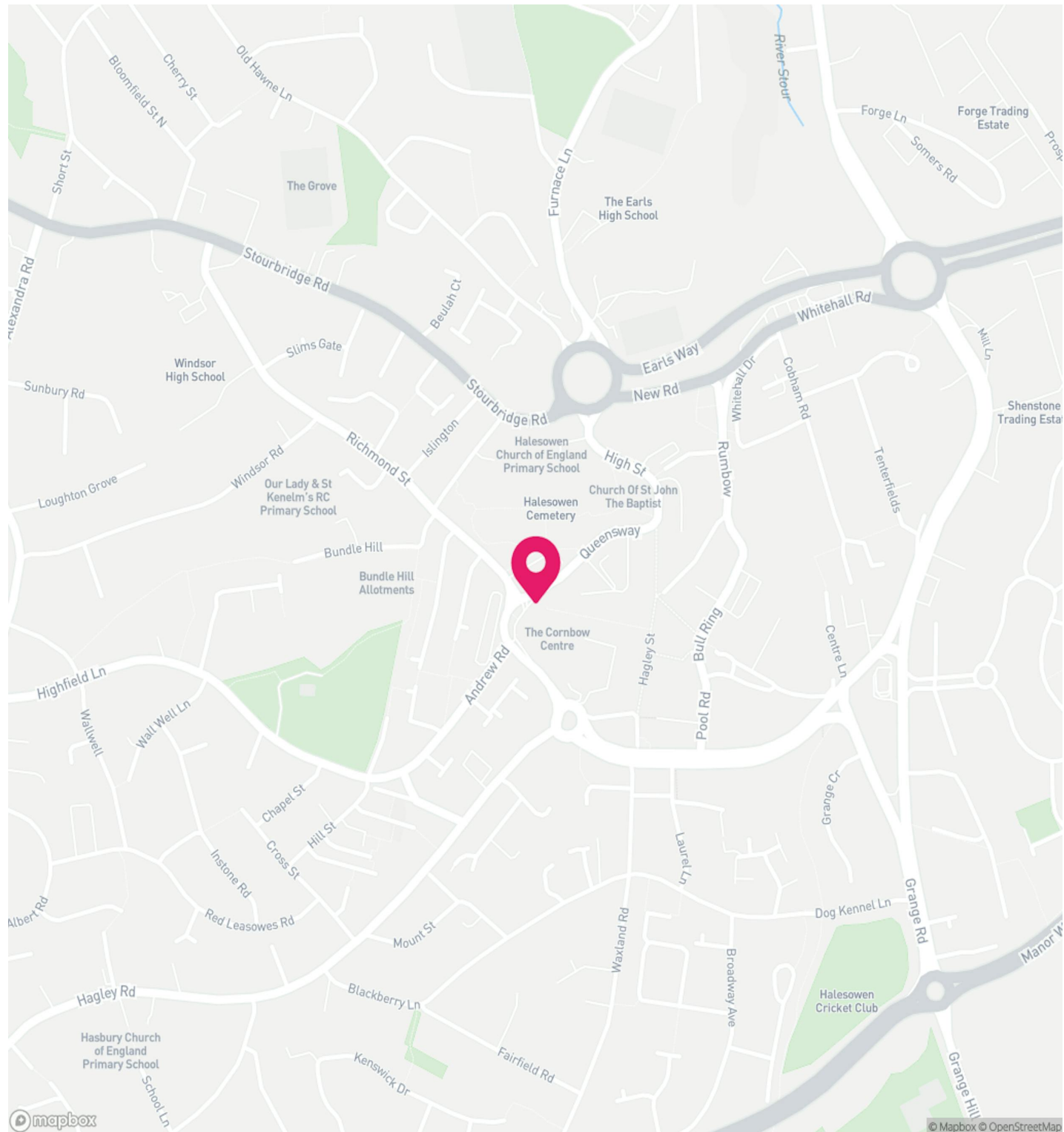


LOCATION

The property is located in the heart of Halesowen town centre, directly opposite the new bus station and secure multi-storey car park.

Its central location means that all town centre amenities are within easy walking distance. Halesowen is situated in the heart of the Black Country with Cradley Heath 3 miles to the North, Stourbridge 5 miles to the West and Birmingham 8 miles to the East.

J3 of the M5 is approximately one mile to the West which gives access to the National and Midland's motorway network.



AVAILABILITY

Name	sq ft	sq m	Availability
4th - Suite 4.4A and Suite 4.B	1,100	102.19	Available
4th - Suite 4.4 + Suite 4.4A + Suite 4.4B	1,375	127.74	Available
4th - Suite 4.2A	670	62.25	Available
4th - Suite 4.1	2,500	232.26	Available
4th - Suite 4.1 + 4.2A	3,170	294.50	Available
Ground - Part	3,000	278.71	Available
Total	11,815	1,097.65	

SERVICE CHARGE

A small service charge may be levied for the maintenance and upkeep of communal areas should the property be let as a multi occupied building.

VAT

All prices quoted are exclusive of VAT which may be payable.

ENERGY PERFORMANCE CERTIFICATE

Energy Performance Certificate Available on request from the agent.

PLANNING USE

We understand that the unit has planning permission under Use Class E.

The property may be suitable for alternative uses subject to obtaining the necessary planning consent.

LEGAL COSTS

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

AVAILABILITY

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

VIEWINGS

Viewings are strictly via the sole letting agent Siddall Jones.

LEASE

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

RENT

£10 - £14 per sq ft

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

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CONTACT



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