



THE COMMERCIAL PROPERTY SPECIALISTS

TO LET

GROUND & FIRST FLOOR OFFICES

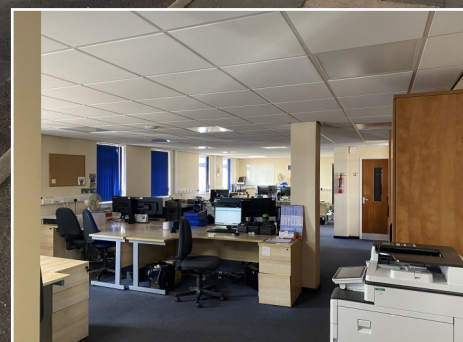
**1,431 - 2,875 sq ft
(133 - 267 sq m)**



**CORNGREAVES ROAD, CRADLEY HEATH
B64 7DG**



First Floor Photographs



♦ Junction 3 (M5) approximately 4 miles distant.

♦ Cradley Heath Train Station within 1 mile.

♦ Ground floor offices with storage available.

♦ On-site parking available.

♦ First Floor offices available.

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LOCATION

The offices are located on Corngreaves Road, an established industrial area within Cradley Heath, which is a suburb of Birmingham. Located 3 miles south of Dudley, 2 miles north of Halesowen and 9 miles west of Birmingham City Centre, the property is surrounded by excellent local roads such as the Halesowen Road which links the A459 and A100, which provides access to the M5 motorway and the local and national motorway networks.

Cradley Heath Railway Station is located approximately 1 mile distant.

DESCRIPTION

The offices are accessed from a shared main entrance door which leads into a waiting area with stairs to the first floor. The ground floor consists of three offices, having plastered and painted walls, gas radiator central heating, fluorescent strip lights and blinds to windows. There is a separate storage area with electric roller shutter access from the front elevation.

The first floor offices consist of open plan and private offices and consists of plastered and painted walls with suspended ceiling incorporating either panel lighting and/or fluorescent strip lights. The floor is covered with lino style covering or carpet/carpet tiles and blinds are provided to the windows. Gas radiator central heating is provided.. Male and female WC facilities are provided.

Externally the site benefits from parking to the front of the property, with a car park located to the side of the office block.

ACCOMMODATION

	sq ft	sq m
Ground Floor	1431	133
First Floor	1444	134
Total	2875	267

SERVICES

We understand that mains water, gas, electricity and drainage are connected or available. All interested parties must check this position with their advisors/contractors.

We confirm we have not tested any of the serviced installations and any occupiers must satisfy themselves independently as to the state and condition or such items.

LEASE TERMS

The offices are available on a new full repairing and Insuring lease for a term to be agreed.

RENTAL

£12 per sq ft exclusive

SERVICE CHARGE

A service charge is levied to cover communal costs and services. Please contact the agent for further details.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in the transaction.

RATES

We are advised by the Valuation Office Agency that the offices will be reassessed upon occupation.

VAT

All figures quoted do not include VAT which is payable at the current prevailing rate.

PLANNING

Interested parties are advised to make their own enquiries with Dudley Metropolitan Borough Council on 01384 818181.

EPC

An EPC has been commissioned and will be available shortly.

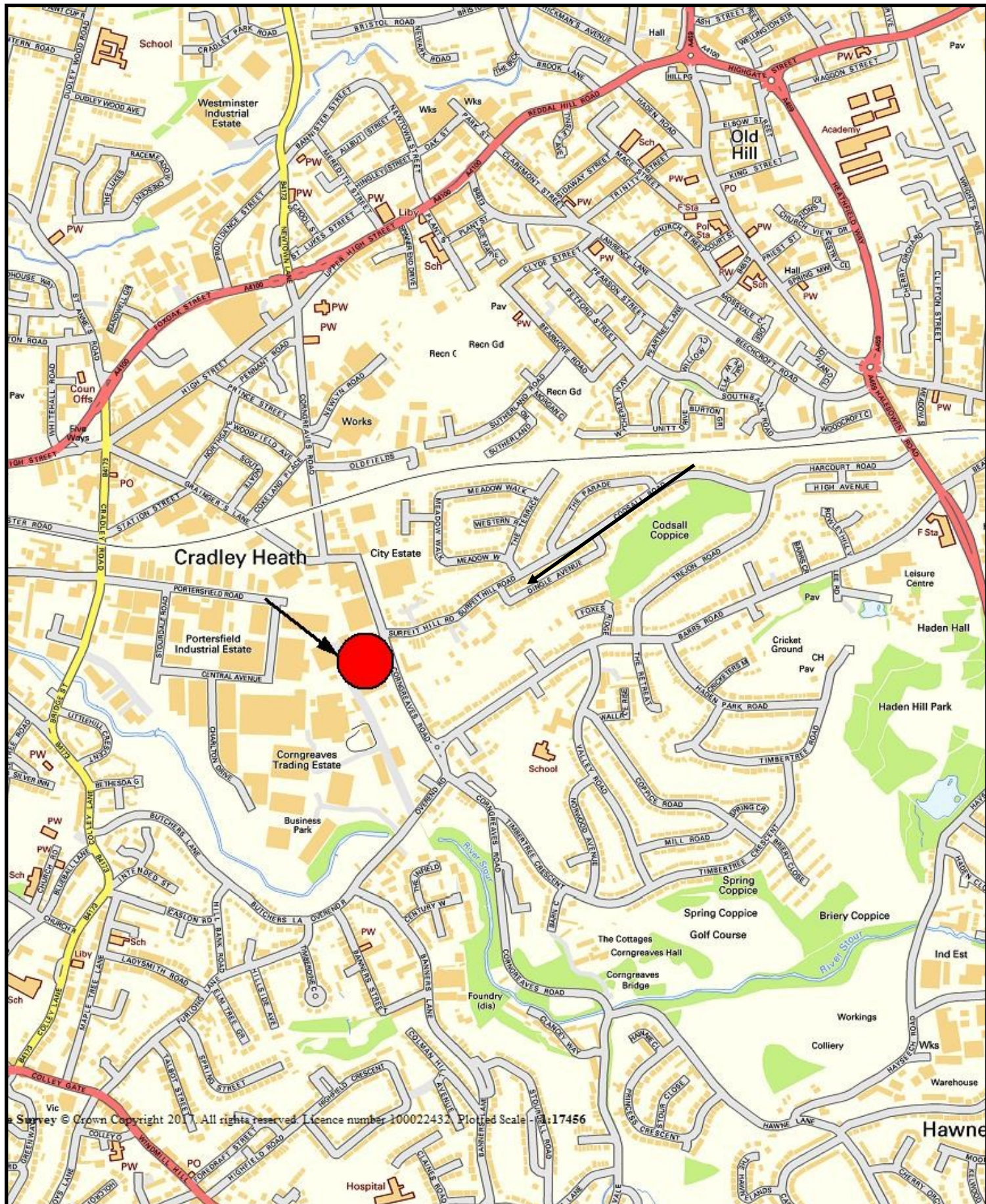
WEBSITE

Photography and further information is available at bulleys.co.uk/corngreaves.

VIEWING

Strictly by prior appointment with the sole agent Bulleys at their Oldbury office on 0121 544 2121.

Details prepared 07/2025



IMPORTANT NOTICE

Bulleys for themselves and for the vendors or lessors of this property whose agents they are give notice that:

- (i) The particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute part of an offer or contract.
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- (vi) Any movable contents, fixtures and fitting referred to in these particulars (including any shown in photographs) are excluded from the sale/letting, unless stated otherwise.

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