

OFFICE | TO LET

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SUITE 8, ALCORA BUILDING, HALESOWEN, B62 8DG

2,500 SQ FT (232.26 SQ M)

SIDDALL JONES
COMMERCIAL PROPERTY CONSULTANCY

Refurbished 2nd Floor Office Suite in Halesowen
with Directors Office, Break Room and Three
Parking Spaces

- 2nd Floor Office
 - Recently Refurbished with New Carpets and LED Lighting
 - Directors Office and Meeting Room
 - Three Parking Spaces On Site
 - Easy Access to Major Road Network
 - EV Charging Points Available
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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 second floor and provides a large open plan working area with glass partitioned offices running along the front elevation of the property. The property benefits from carpet flooring, white emulsion coated walls, suspended ceiling with inset lighting, central heating and perimeter power and data.

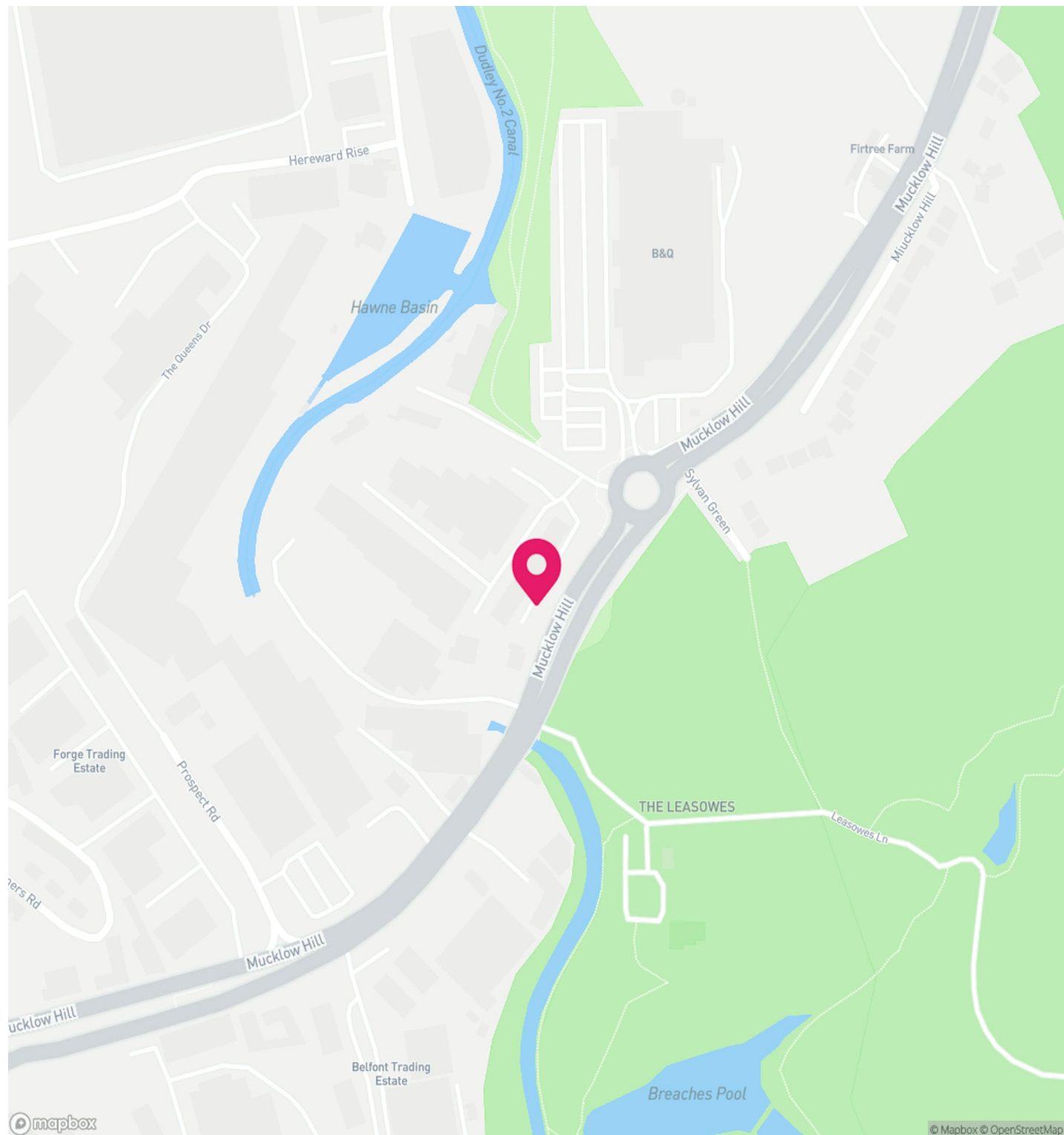
The property also benefits from communal kitchenette and toilet facilities all of which are cleaned daily.



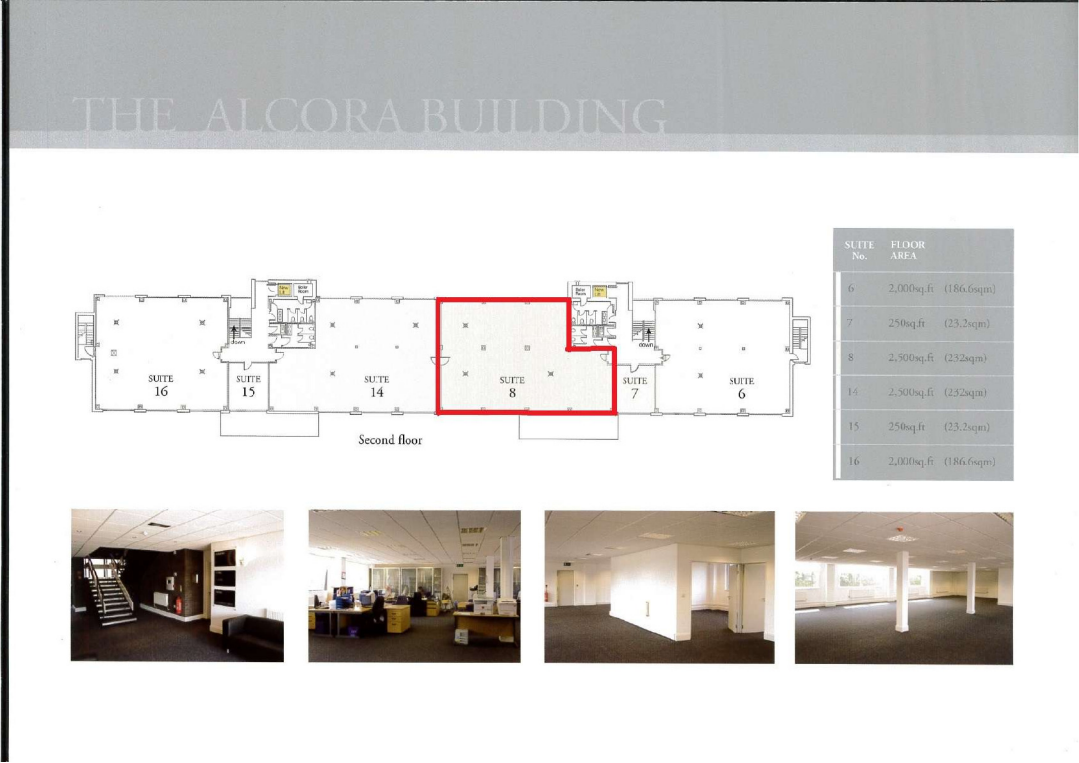
LOCATION

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.



ALCORA FLOORPLAN BROCHURE6...



AVAILABILITY

Name	sq ft	sq m	Service Charge (sq ft)	Availability
2nd	2,500	232.26	£5.51	Available
Total	2,500	232.26	£5.51	

CAR PARKING

Three parking spaces are included within the lease.

SERVICE CHARGE

£5.51 per sq ft

RATEABLE VALUE

£14,000

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.

RENT

£21,250 per annum

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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