

TO LET



FOLKES PROPERTIES¹⁶⁹⁷

OFFICE AVAILABLE TO LET

11 Hereward Rise Office Suite

Hereward Rise, Halesowen, B62 8AN

Interested? Call us on: 0121 544 2121



First Floor Office

To Let 6,891 sq.ft

11 Hereward Rise, Halesowen, B62 8AN

www.folkesproperties.co.uk

Contemporary office suite.

The main entrance to the building leads into a well proportioned reception and meeting room, with the offices comprising refurbished accommodation arranged over two floors. The space has been designed to provide a modern and flexible working environment, incorporating a large open plan office area together with a number of stylish glazed partitioned offices and meeting rooms across both floors.

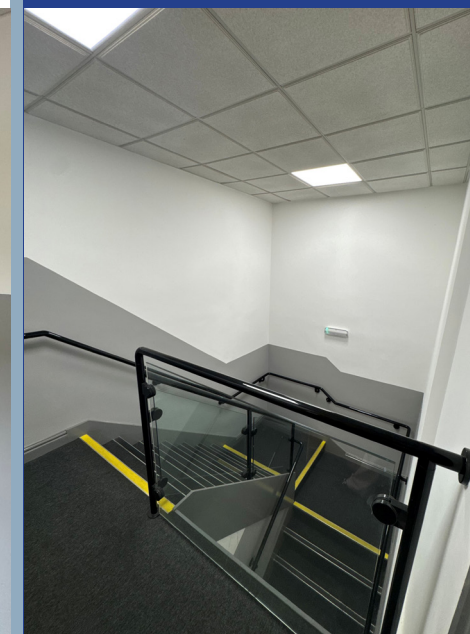
Rental: Upon application, please contact Max Shelley
The property is offered to let on flexible lease terms.

Legal Costs: Each party will be responsible for their own legal costs



Key features.

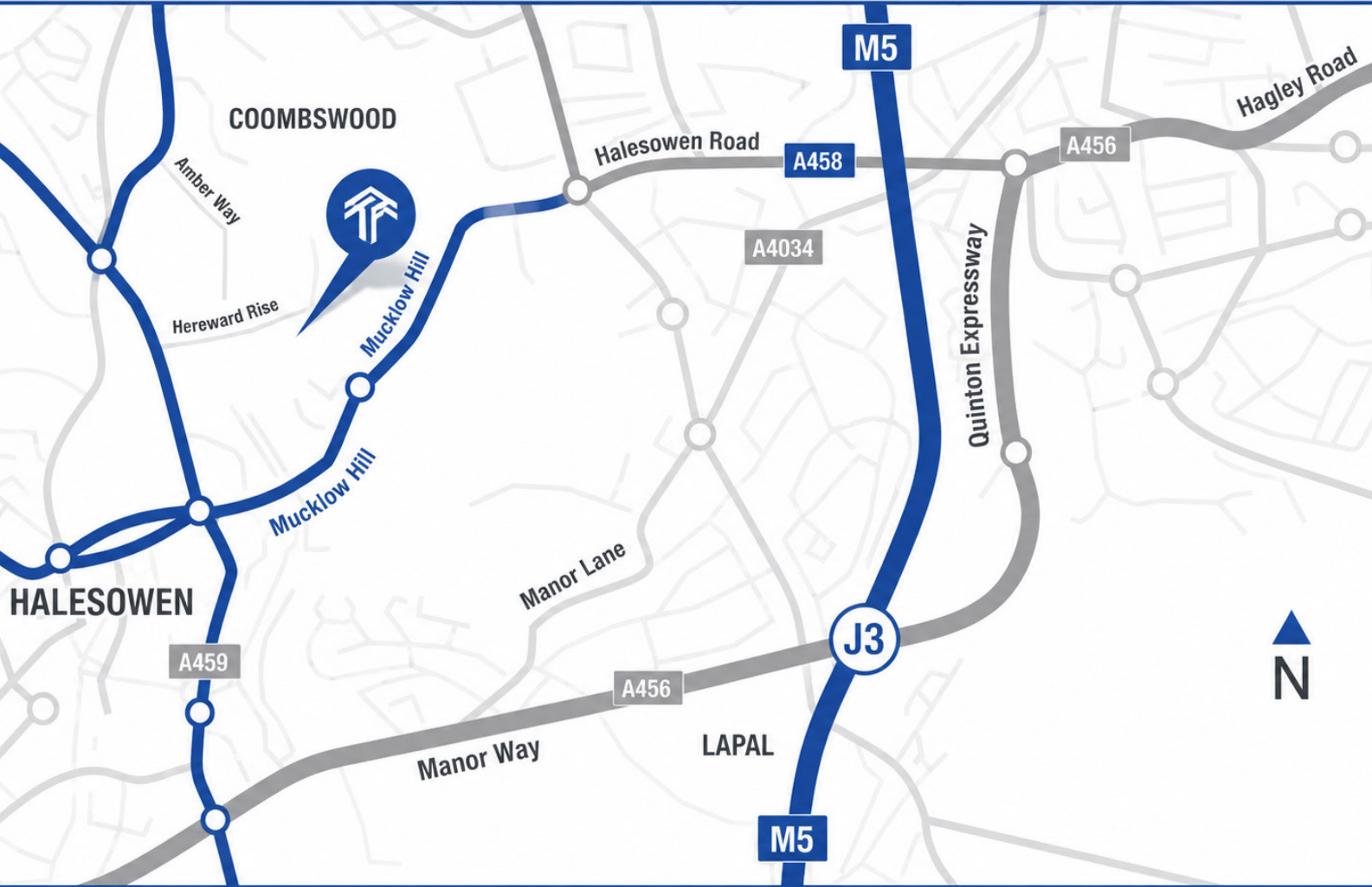
- Double door lobby/ reception
- Two open plan offices
- Six glazed fronted offices
- Two meeting rooms
- Comfort cooling
- Suspended ceilings with inset lighting
- Lift access
- Fibre optic connectivity
- Gated entrance
- 24 car spaces



Transport connections.

Offers exceptional connectivity to the regional and national motorway network via the nearby M5 and M6. Birmingham City Centre, Wolverhampton and Worcester are all under a 40 minute drive.

Roads	Distance	Airport	Distance
A456	1 miles	Birmingham	18 miles
M5 J3	1.5 miles		
M6	10 miles	Local Area	
		Tesco Express	528 yards
Train Station		Leasowes Park	1.5 miles
Rowley Regis	3 miles	Halesowen Town Centre	1 mile
		Birmginham City Centre	9 miles



The office space.

Ground Floor: Lobby, Reception, Meeting Room, Disabled Toilet, Female Toilets, Male Toilets, Kitchen, Open Plan Office, Two Glazed Fronted Offices

First Floor: Open Plan Office, Four Glazed Fronted Offices, Server Room, Conference Room, Tea Room

Available office space.

The property comprises of the following gross available internal floor areas:

Floor	Sq.ft	Sq.m
Ground Floor	3,190	296.4
First Floor	3,701	343.8





Max Shelley
Bulley's Chartered Surveyors
0121 544 2121
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01384 424242

Folkes Holdings Ltd
Scott Wheatley
01384 424242

Viewing: Strictly by prior appointment

Email: enquiries@folkesholdings.com

www.folkesproperties.com

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