

Trinity Point, New Road, Halesowen, B63 3HY



TO LET

Modern Office Spaces

Suites Available From 271 ft²

Location

Halesowen is strategically located for access to Birmingham, the Black Country and the National Motorway Network.

Situated 7 miles to the South West of Birmingham City Centre and two miles from J3 M5, Halesowen provides the tenants an attractive town centre location within a short walk and convenient motorway access.

Description

Trinity Point is a large 7 storey building located conveniently between Halesowen Town Centre and Ring Road offering dual carriageway access to J3 M5.

The building has benefited from an on-going rolling refurbishment programme which in summary includes suspending ceilings with LG7 lighting, raised access flooring, air conditioning, two cores providing two passenger lifts, and male and female WC's on each office floor.

Externally, there is a tarmac car park to the front, side, rear and beneath the east and west wings, providing 160 car parking spaces.

Accommodation

6 th Floor	Suite 21	2,443 ft2
3 rd Floor	Suite 13	2,443 ft2
3 rd Floor	Suite 12	6,773 ft2
2 nd Floor	Suite 5	587 ft2
2 nd Floor	Suite 6	271 ft2
2 nd Floor	Suite 7	825 ft2
2 nd Floor	Suite 8	725 ft2
2 nd Floor	Suite 9	590 ft2
2 nd Floor	Suite 10	1,227 ft2
1 st Floor	Suite 3	871 ft2

The suites are available to let on a new lease with length to be agreed at £10.00 per ft2.

Terms

Please contact the agent for further information regarding lease terms available.

VAT

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

Service Charge

A service charge is levied for the upkeep of the communal areas and is payable by the tenant.

Business Rates

Tenant will be responsible for the payment of business rates.

Planning Use

We have been verbally advised that the property can be used under use class B1(a) Offices.

The property may be suitable for alternative uses subject to obtaining the necessary planning consent and we would recommend that all interested parties contact the local planning authority.

Services

We understand that all mains services are connected within the building.

The agent has not carried out testing of any connections and recommends that all interested parties undertake their own investigations.

Legal Costs

Both parties to bear the cost of their own legal and surveyor's costs.

Availability

The property is immediately available, subject to the completion of legal formalities.

Viewings

Strictly via the agents Siddall Jones on 0121 638 0500

