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FIRST AC  
AIR CONDITIONING  
Design • Installation

Unit 3, Block A7, Coombs Wood Business  
Park, Halesowen



# FOR SALE/TO LET - UNIT 3, BLOCK A7, COOMBS WOOD B.PARK



Unit 3, Block A7, Coombs Wood Business Park,  
Coombs Wood Way, Halesowen, B62 8BH



High quality office premises located within the  
attractive Coombs Wood Business Park,  
approximately 1.6 miles from Halesowen town  
centre.

- 681 sq ft (63.29 sq m)
- High quality specification
- Open plan office accommodation
- Glass partitioned meeting room
- Modern kitchenette
- Air conditioning
- Two FTC internet lines
- VOIP system in place (subject to transfer of current contract with BT)
- Well managed industrial estate
- Junctions 2 and 3 of the M5 approximately three miles
- Fully networked with multiple network points.
- Can be sold as part furnished or unfurnished.



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# High quality office premises

## Location

The property is located on the Coombs Wood Business Park in Halesowen. Access to which is gained via Coombs Road (A4099), which leads on to the A459 connecting to the heart of the Black Country and opening up access to both West Bromwich and Wolverhampton. The A459 connects to the A456 which leads directly to Junction 3 of the M5 Motorway, less than two miles distant.

## Description

The property comprises a steel frame building with brick/part block profile steel cladding elevations under a pitched roof.

Access to the property is via a double pedestrian door. From the entrance there is a small lobby which leads to the toilets.

Internally the unit has been fitted out to a very high standard as modern office accommodation. In the front corner of the office accommodation is a modern kitchenette with high level and low level cupboards and space beneath the work counter for a fridge and dishwasher.

To the rear of the unit is a small meeting room, separated with glass partitioning and roller door. There is an additional storage cupboard/server room.

The main office accommodation is well lit by a combination of roof lights, recessed lighting and hanging lamps. Internally the walls and ceiling have been plastered and the floors have been surfaced with commercial vinyl strip wood effect flooring.

Along the perimeter walls of the office accommodation is a good provision of electric sockets. The office space is temperature controlled via three air conditioning units.

## Accommodation (NIA)

Floor	Description	Sq M	Sq Ft
Ground	Office	63.29	681

Externally the property has three allocated car parking spaces, plus the use of visitor spaces.

## Tenure

Long leasehold for sale - £115,000 exclusive of VAT. The property can be sold part furnished or unfurnished.

Alternatively, the property is available to let for £11,250 per annum exclusive.

## Business Rates

Rateable Value £4,400  
Rates Payable £2,160.40  
2019/2020 Rates Payable 49.1p in the £.

In 2017 small businesses in a property with a rateable value of up to £12,000 could receive 100% relief, while those with a rateable value of £12,000 to £15,000 will receive tapered relief. For more information, please contact the local authority.

## Services

We understand that mains services are available to the property, namely mains water, foul and surface water drainage and electricity.

The office is fully network enabled with multiple network points.

Additionally there are two FTC internet lines giving up to 120mb download speed. There is also an additional VOIP line connected to the premises (subject to transfer of contract with BT).

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

## Legal Costs

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

## Service Charge

A service charge is payable in respect of the upkeep of the common parts.

## EPC

Energy Performance Rating C.

## Fixtures & Fittings

Any fixtures and fittings not expressly mentioned within these particulars are excluded from the sale.

## Money Laundering

The successful purchaser will be required to submit information to comply with Money Laundering Regulations.

## VAT

Unless otherwise stated, all prices and rents quoted are exclusive of Valued Added Tax (VAT). Any intending purchaser should satisfy themselves independently as to VAT in respect of this transaction.

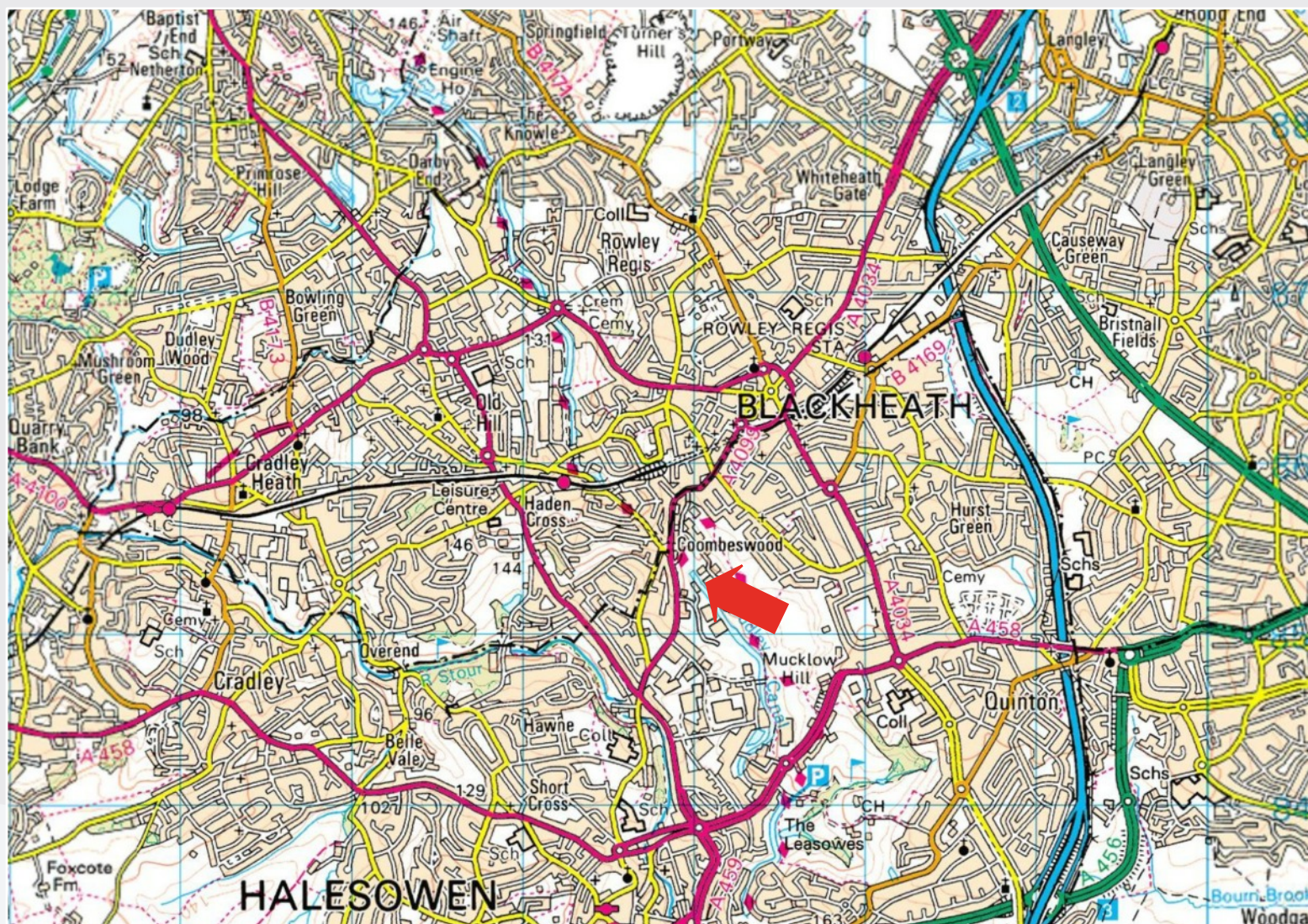
## Viewings

Strictly by prior arrangement with the agent.





Licence Number - 100022432 - Not to Scale

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 **Approximate Travel Distances**

 **Locations**


- Halesowen town centre 1.6 miles
- Junctions 2 & 3 of M5 approximately 3 miles

**Sat Nav Post Code**

- B62 8BH

 **Nearest station**

- Old Hill 0.8 miles

 **Nearest Airports**

- Birmingham Int 31.5 miles



**Please note:** Fisher German LLP and any Joint Agents give notice that: The particulars are produced in good faith are set out as a general guide only and do not constitute or form any part of an offer or any contract. No person within Fisher German has any authority to make or give representation or warranty on any property.

