

DEVELOPMENT, OFFICE | TO LET / FOR SALE



LYGON COURT, HEReward RISE, HALESOWEN, B62 8AN

20,000 SQ FT (1,858.06 SQ M)

**SIDDALL JONES**  
COMMERCIAL PROPERTY CONSULTANCY

Prominent Office Building on 1.7 Acres approx.  
with 92 Car Parking Spaces

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## DESCRIPTION

Lygon Court comprises a modern office building arranged over ground and three upper floors.

The building provides open plan accommodation with good natural light and has recently been soft stripped with a view to comprehensively refurbishing the property to cater for occupiers' requirements or potential redevelopment.

Floors are served by two passenger lifts with welfare provisions to each floor.

Externally the site benefits from a prominent location with gated access off Hereward Drive and a car parking containing 92 marked car parking spaces.



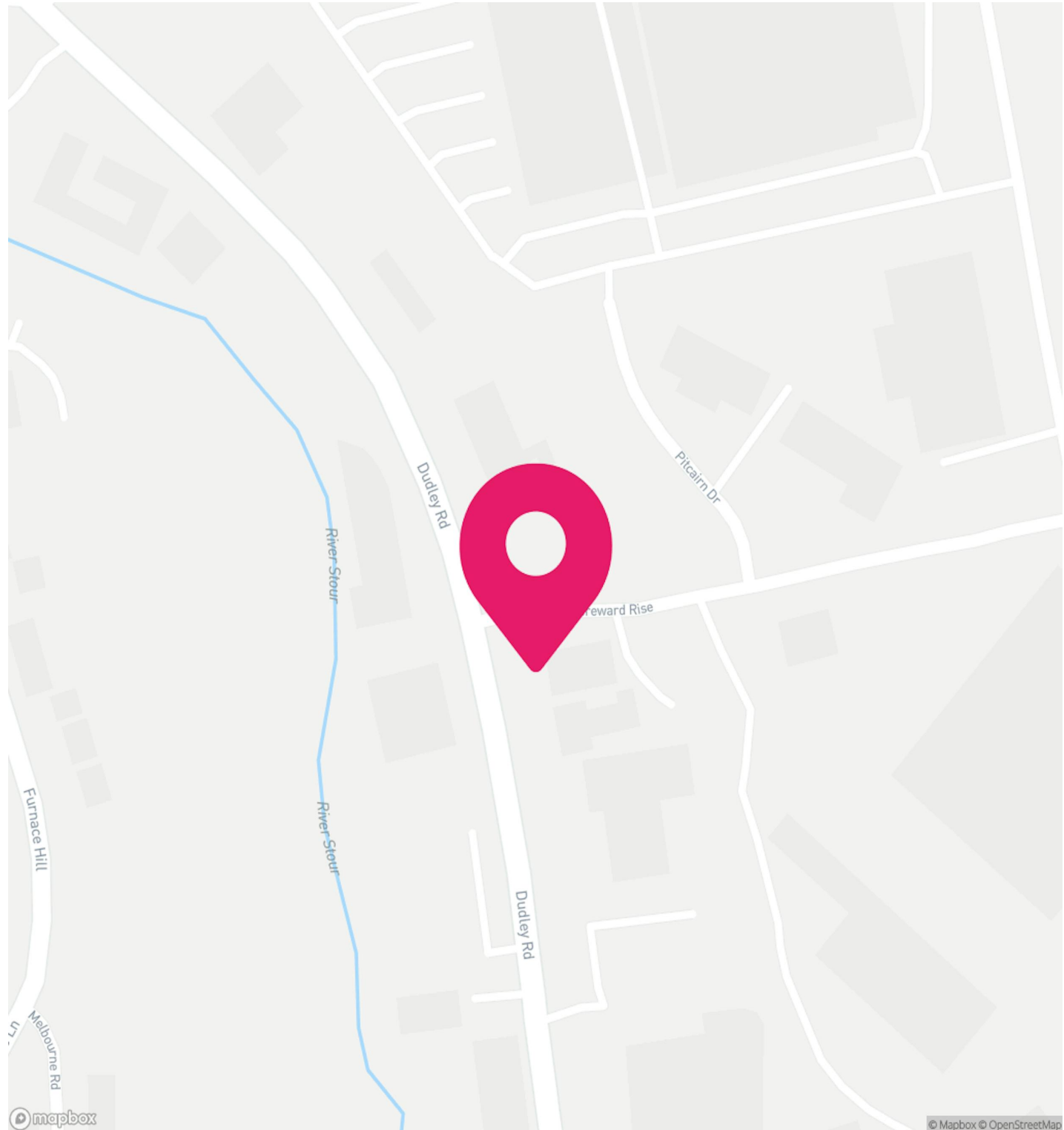
## LOCATION

Lygon Court occupies a prominent position on the corner of the A459 Dudley Road and Hereward Rise in Halesowen.

Halesowen town centre is  $\frac{1}{2}$  a mile to the south with Birmingham City Centre only 8 miles to the east.

The location is approximately 2 miles west of Junction 3 of the M5 motorway, which gives access to the national Midland's motorway network.

The town's main arterial roads are the A458 which leads eastwards into Birmingham, the A456 which is the link to the motorway and the A459 which leads north into the Black Country.



## TERMS

The landlord is happy to refurbish the property to cater for occupiers' occupational requirements.

We believe the property may be suitable for offices, data centre, medical and industrial/storage use – subject to obtaining the necessary planning permission.

Alternatively, consideration may also be given to the sale of the freehold interest.

Please note a pre application has been submitted and approved allowing for an extension of the existing building to accommodate a building of 72,500 ft<sup>2</sup>. Plans are available from the agent.

## SERVICES

The property has the benefit of mains electricity, water, and drainage.

## ANTI-MONEY LAUNDERING

In accordance with Anti Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from the successful tenant / purchaser.

## LEGAL FEES

Each party to be responsible for their own professional fees incurred during this transaction.

## AVAILABILITY

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

## VIEWINGS

Viewings are strictly via the joint agents Siddall Jones or Carter Jonas.

## LEASE

The property is available to let on a new lease with length to be agreed.

## RENT

Rent on application

## PRICE

Offers in excess of £2,000,000

## 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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