



MAYBROOK HOUSE, QUEENSWAY, HALESOWEN, B63 4AH

OFFICE TO LET | 670 TO 3,170 SQ FT

SIDDALL JONES
COMMERCIAL PROPERTY CONSULTANCY

Fully Refurbished Suites from 3,000 - 8,000 ft²
with Allocated Car Parking



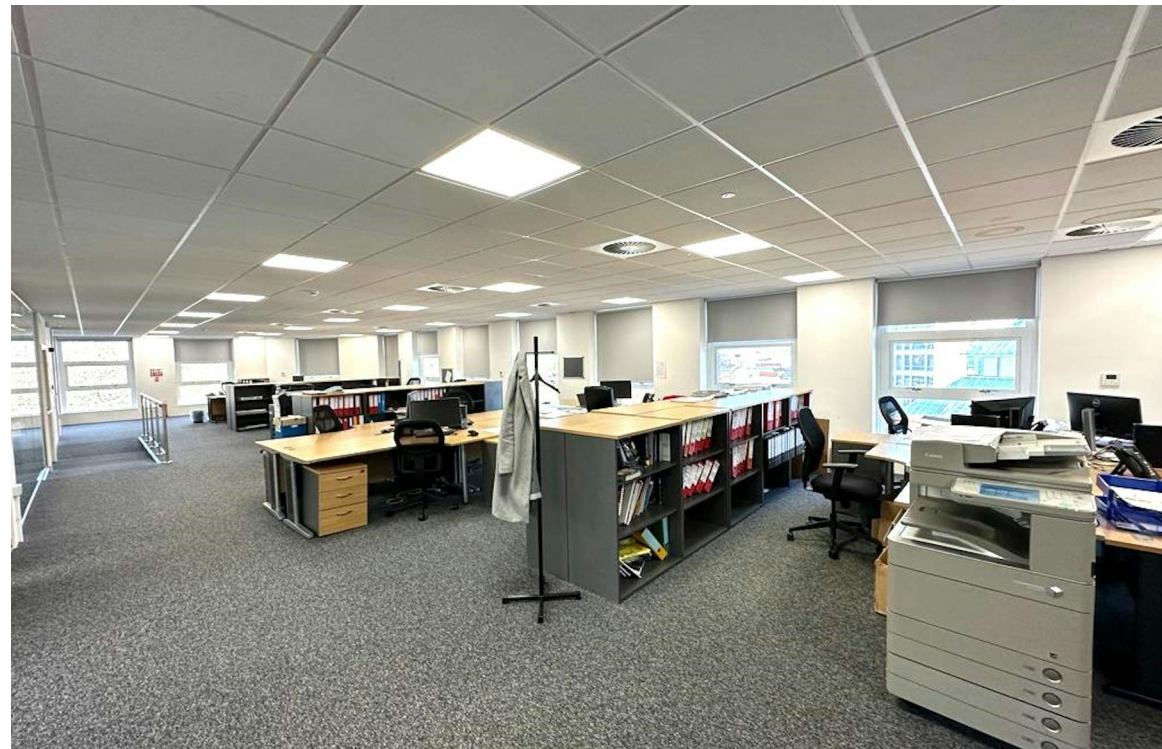
DESCRIPTION

The property comprises a substantial office building benefiting from a central locality in the heart of Halesowen.

A large welcoming reception area with concierge and break out area provides double lift access to the upper floors.

The suites have been recently refurbished to a high standard and comprise:

- Comfort cooling and heating – zoned areas
- Raised access flooring with data and power
- LED lighting
- Suspended ceilings
- New double-glazed windows
- Full height glass partition meeting rooms
- Integrated kitchen and canteen area
- Refurbished toilets
- CCTV covering the estate
- Allocated car parking

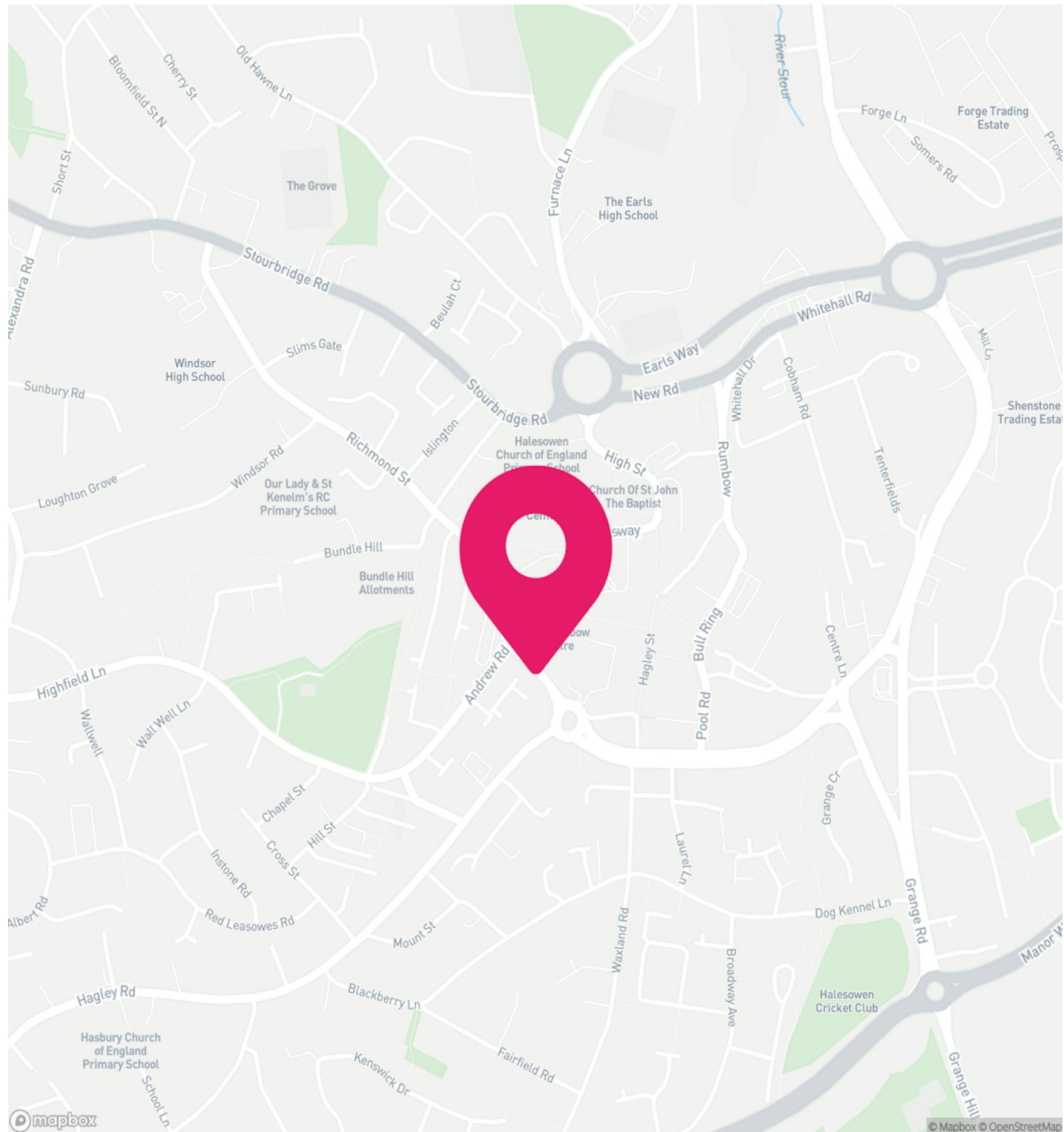


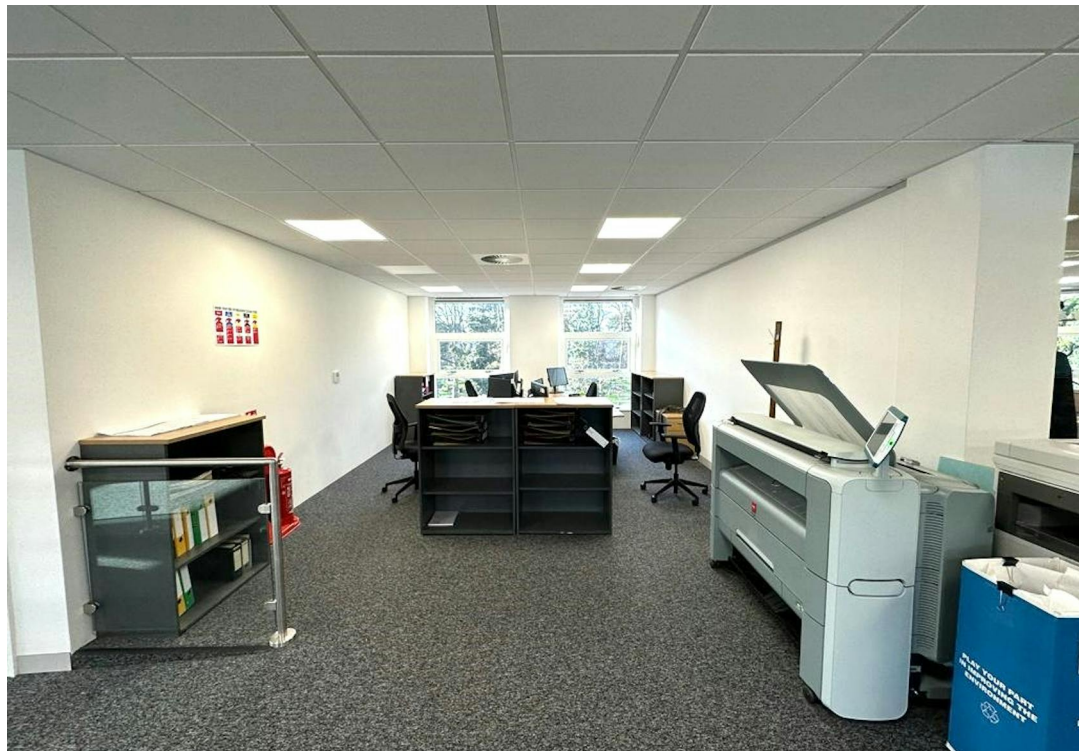
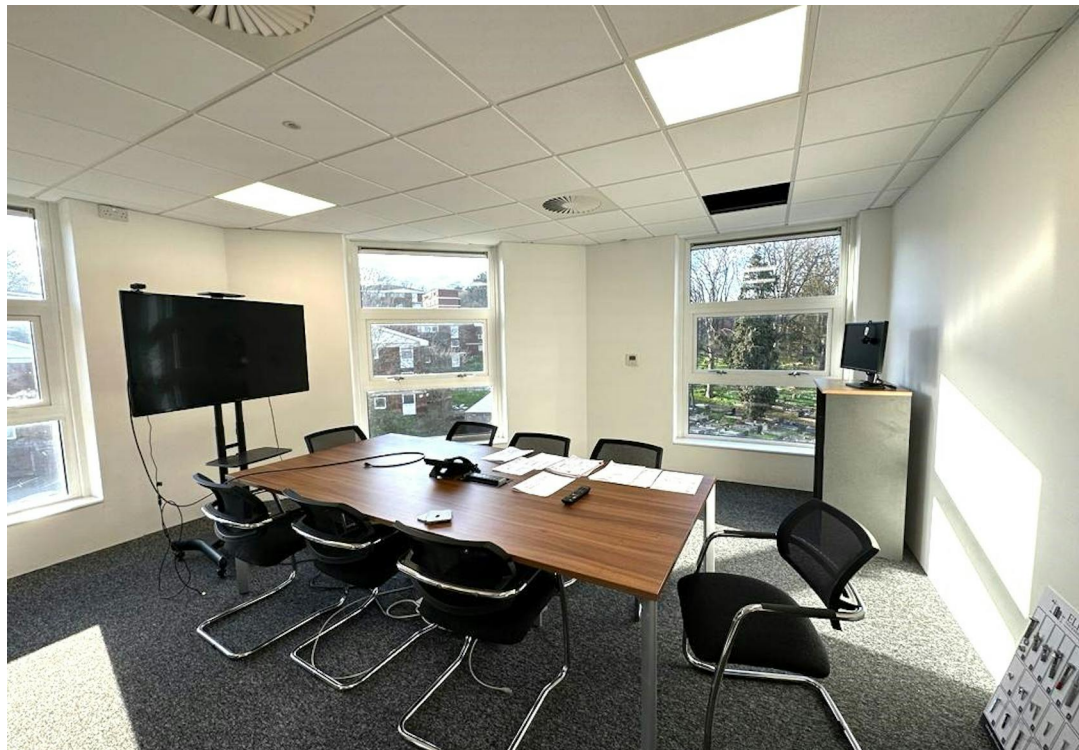
LOCATION

The property is located in the heart of Halesowen town centre, directly opposite the new bus station and secure multi-storey car park.

Its central location means that all town centre amenities are within easy walking distance. Halesowen is situated in the heart of the Black Country with Cradley Heath 3 miles to the North, Stourbridge 5 miles to the West and Birmingham 8 miles to the East.

J3 of the M5 is approximately one mile to the West which gives access to the National and Midland's motorway network.





AVAILABILITY

| Name | sq ft | sq m | Availability |
|---|---------------|-----------------|--------------|
| 4th - Suite 4.4A and Suite 4.B | 1,100 | 102.19 | Available |
| 4th - Suite 4.4 + Suite 4.4A + Suite 4.4B | 1,375 | 127.74 | Available |
| 4th - Suite 4.2A | 670 | 62.25 | Available |
| 4th - Suite 4.1 | 2,500 | 232.26 | Available |
| 4th - Suite 4.1 + 4.2A | 3,170 | 294.50 | Available |
| Ground - Part | 3,000 | 278.71 | Available |
| Total | 11,815 | 1,097.65 | |

SERVICE CHARGE

A small service charge may be levied for the maintenance and upkeep of communal areas should the property be let as a multi occupied building.

VAT

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

ENERGY PERFORMANCE CERTIFICATE

Energy Performance Certificate Available on request from the agent.

PLANNING USE

We understand that the unit has planning permission under Use Class E.

The property may be suitable for alternative uses subject to obtaining the necessary planning consent.

LEGAL COSTS

Each party are to be responsible for their own cost incurred during this transaction.

ANTI-MONEY LAUNDERING

The successful tenant will be required to submit information to comply with Anti Money Laundering

AVAILABILITY

The property is immediately available following the completion of legal formalities.

VIEWINGS

Viewings are strictly via the sole letting agent Siddall Jones.

LEASE

New Lease

RENT

£10 - £14 per sq ft

VIEWINGS

Viewings are strictly via the letting agent Siddall Jones.

CONTACT

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