



SUITE 4 & 5, THE ALCORA BUILDING, MUCKLOW HILL, HALESOWEN, B62 8DG

OFFICE TO LET | 2,750 SQ FT

**SIDDALL JONES**  
COMMERCIAL PROPERTY CONSULTANCY

REFURBISHED 1st floor office premises prominently located fronting directly onto Mucklow Hill in Halesowen.

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## DESCRIPTION

The Alcora Building is a low-rise modern office building which provides refurbished office accommodation set within a landscaped area and with plentiful car parking.

The suite provides a large open plan working area with partitioned offices within. The office benefit from carpet flooring, white emulsion coated walls, suspended ceiling with LED lighting, central heating and perimeter power and data.

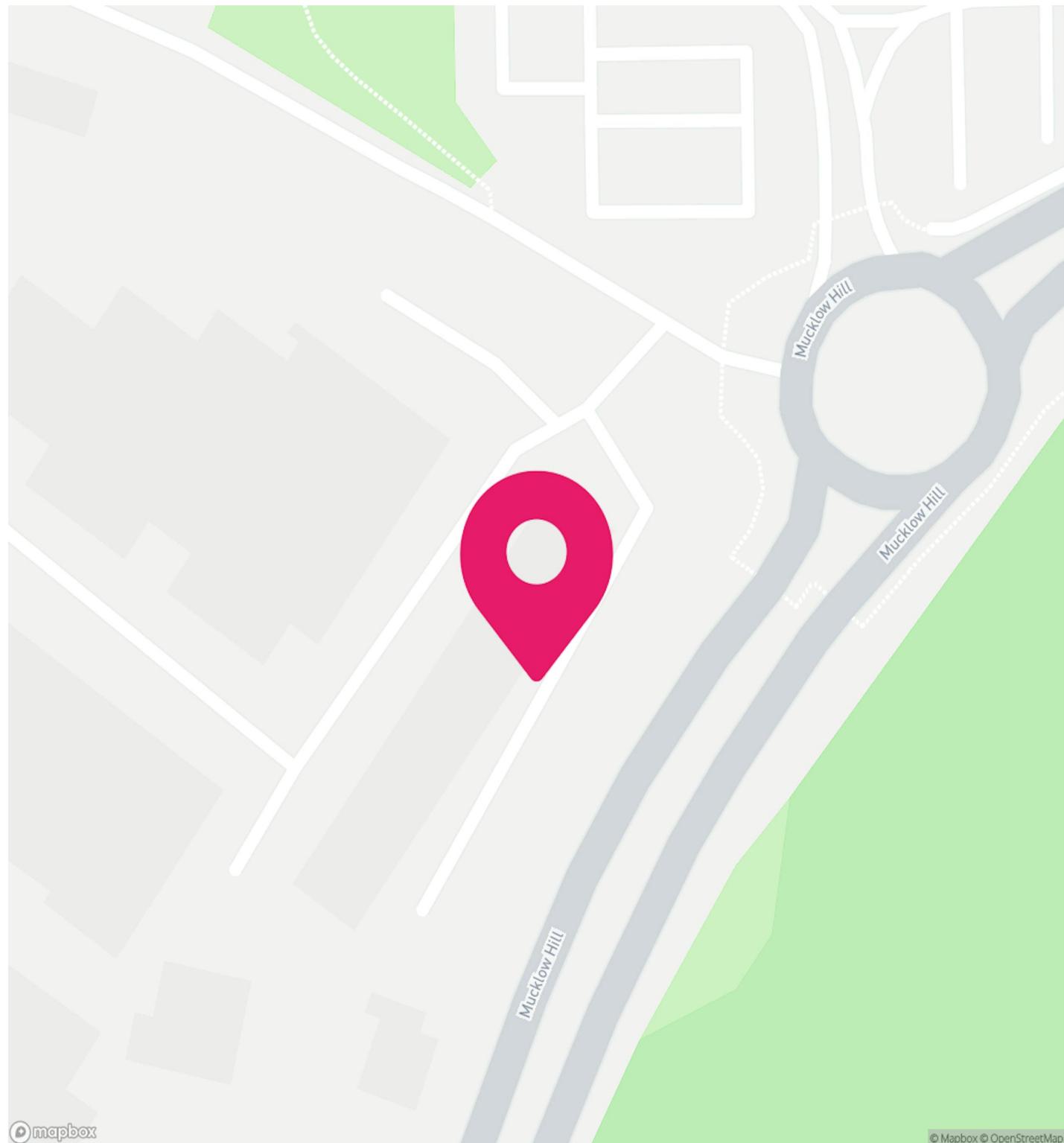
The property also benefits from communal kitchenette and toilet facilities all of which are cleaned daily.



## LOCATION

The Alcora Building is situated in a prominent position fronting directly onto Mucklow Hill (A458) one of the Midlands best known roads and a main arterial route into Birmingham City Centre some six miles distant.

The property is conveniently positioned to gain access to J3 of the M5 Motorway some 2 miles distant and linking with the wider Midlands motorway network.





## AVAILABILITY

Name	sq ft	sq m	Availability
1st - Suite 4 & 5	2,750	255.48	Available
<b>Total</b>	<b>2,750</b>	<b>255.48</b>	

## TERMS

The property is available to let on a new lease with length to be agreed at £23,375 per annum exclusive.

## SERVICE CHARGE

A service charge is payable for the maintenance and upkeep of communal areas.

The current premium is £6,875.00 per annum payable monthly in advance.

## BUSINESS RATES

We understand the units are separately assessed for rating purposes and we note the subject suite does qualify for some relief via the Small Business Rates Relief scheme, subject to tenant's eligibility.

RV: Suite 4 - £2,600

Suite 5 - £14,750

## CAR PARKING

Three parking spaces are included within the lease.

## VAT

Applicable

## LEGAL FEES

Each party to bear their own costs

## LEASE

New Lease

## POSSESSION

Available Immediately

## VIEWINGS

Viewings are strictly via the letting agent Siddall Jones.

## CONTACT

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