



## Suite 1 Alcora Building

Halesowen, B62 8DG

**Modern Ground Floor Office Suite with Air Conditioning fronting Mucklow Hill in Halesowen.**

**2,500 sq ft**  
(232.26 sq m)

- Ground Floor Office
- Air Conditioning
- Three Parking Spaces
- Spacious Kitchen

# Suite 1 Alcora Building, Halesowen, B62 8DG

## 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 subject suite is situated on the ground floor and provides a large open plan working area with partitioned boardroom, spacious kitchen and server room (with three phase installation). The property benefits from air conditioning, carpet flooring, white emulsion coated walls, suspended ceiling with inset 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.

## Terms

The property is available to let on a new 5-year lease at £21,250 per annum exclusive, payable quarterly in advance.

### Service Charge

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

The current premium is £6,250 per annum payable monthly in advance.

### VAT

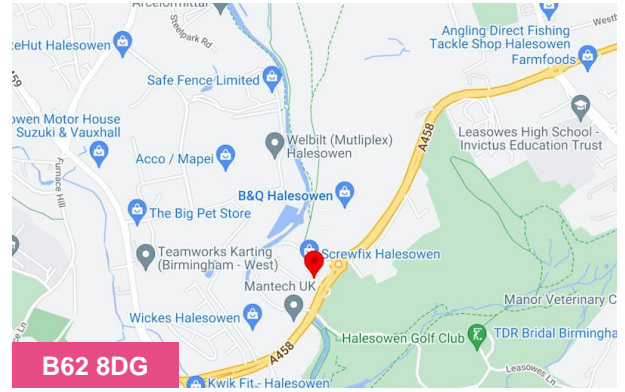
VAT is payable on all outgoings contained within the lease.

### Parking

Three parking spaces are included within the lease.

### Availability

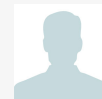
The property is available from mid-January 2024 and following the completion of legal formalities.



## Summary

<b>Available Size</b>	2,500 sq ft
<b>Rent</b>	£21,250 per annum
<b>Rates Payable</b>	£9,106.75 per annum
<b>Rateable Value</b>	£18,250
<b>Service Charge</b>	£6,250 per annum
<b>VAT</b>	Applicable
<b>Legal Fees</b>	Each party to bear their own costs
<b>EPC Rating</b>	Upon Enquiry

## Viewing & Further Information



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