

Unit D2 Coombswood Way, Halesowen,
West Midlands, B62 8BH



FOR SALE

Detached Modern Office Building with Extensive Car Parking

Total (NIA) - 6,057 ft² (562.8 m²) approximately.

Unit D2 Coombswood Way, Halesowen, B62 8BH

A Rare Opportunity to Acquire a Modern Self-contained Office Building with Extensive Car Parking

Overview

- 6,057 ft² (562.8 m²) approx.
- Self Contained Site
- Extensive Car Parking
- Passenger Lift
- Effective Freehold - 999-year Lease at Peppercorn Rental
- Well Maintained
- Open Plan Floor Plates
- Air Conditioning & Central Heating
- Rear Stores with Roller Shutter Access



Location

The property is located on Coombswood Way on the Coombswood Business Park, between Halesowen and Blackheath, in the West Midlands.

The park is accessed via the A4099 Coombs Road which leads to the A459 Dudley Road, connecting directly to the Black Country conurbation and in turn linking to the A456 with Junction 3 of the M5 Motorway less than two miles distant.

The A456 provides north and south bound routes into Birmingham City Centre and Worcestershire respectively.

Description

The property comprises a two-storey detached office building of steel portal frame construction with full height brick elevations beneath a pitched tiled roof.

The offices sit within a self-contained site towards the end of Coombswood Way and features the following:

- Open plan floor plates
- Demountable partitioned offices and boardroom/meeting space
- Welcoming reception area
- Air conditioning
- Passenger lift
- Air Conditioning
- Gas fired central heating
- Aluminium double-glazed windows
- Suspended ceiling with inset lighting
- Rear stores with loading access
- WCs and kitchen to each floor

Accommodation

The property has been measured on a net internal basis at:

Total (NIA) - 6,057 ft² (562.8 m²) approx

Floor plans are available from the agent upon request.

Price

Offers in the region of £995,000 are sought, subject to contract.

Tenure

We understand the property is held on a 999-year lease from 2005 at a peppercorn rental.

VAT

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

Planning Use

We have been verbally advised the property has planning permission under Use Class E but we would recommend contacting the local planning department for confirmation. The property may be suitable for alternative uses subject to obtaining the necessary planning consent.

Energy Performance Certificate

Available upon request.



Legal Costs

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

Money Laundering

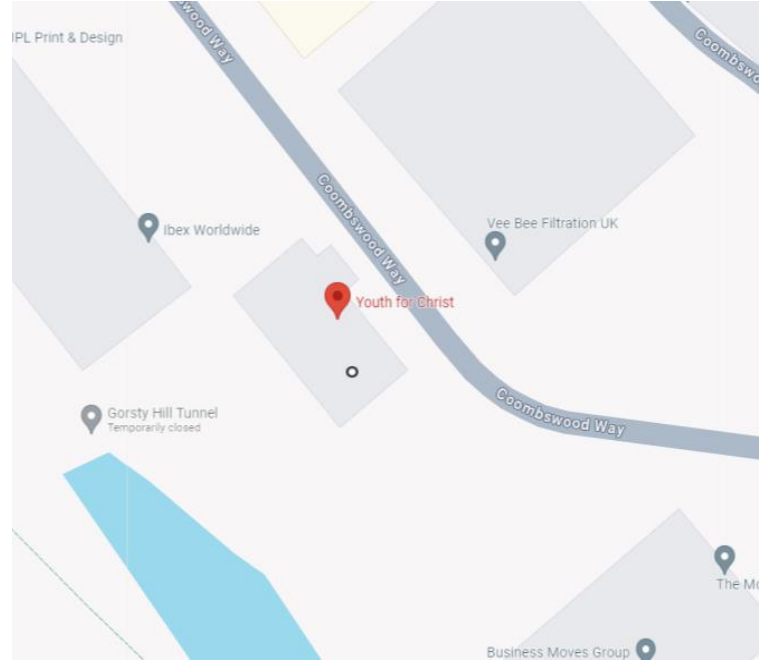
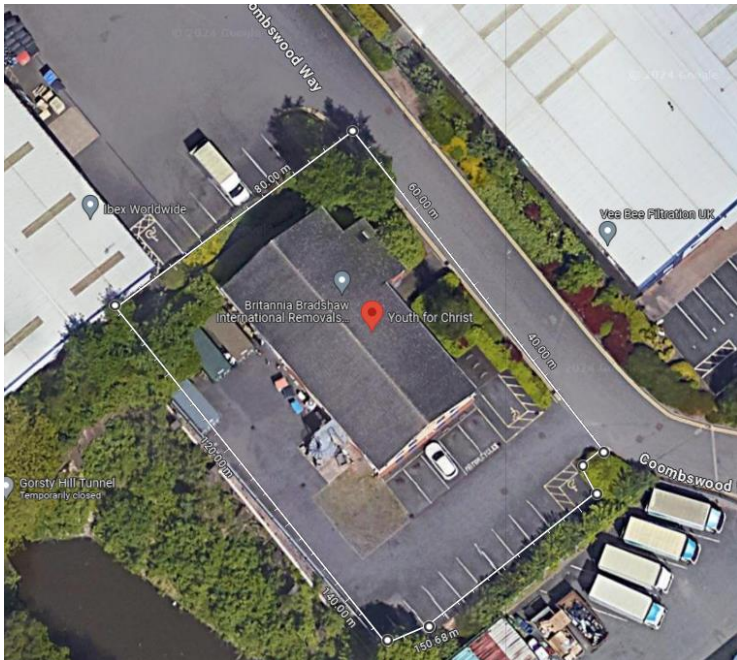
In accordance with Anti-Money Laundering Regulations, two forms of identity and confirmation of the source of funding will be required from the tenant.

Availability

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

Viewings

Strictly via the sole selling agent Siddall Jones on: 0121 638 0500

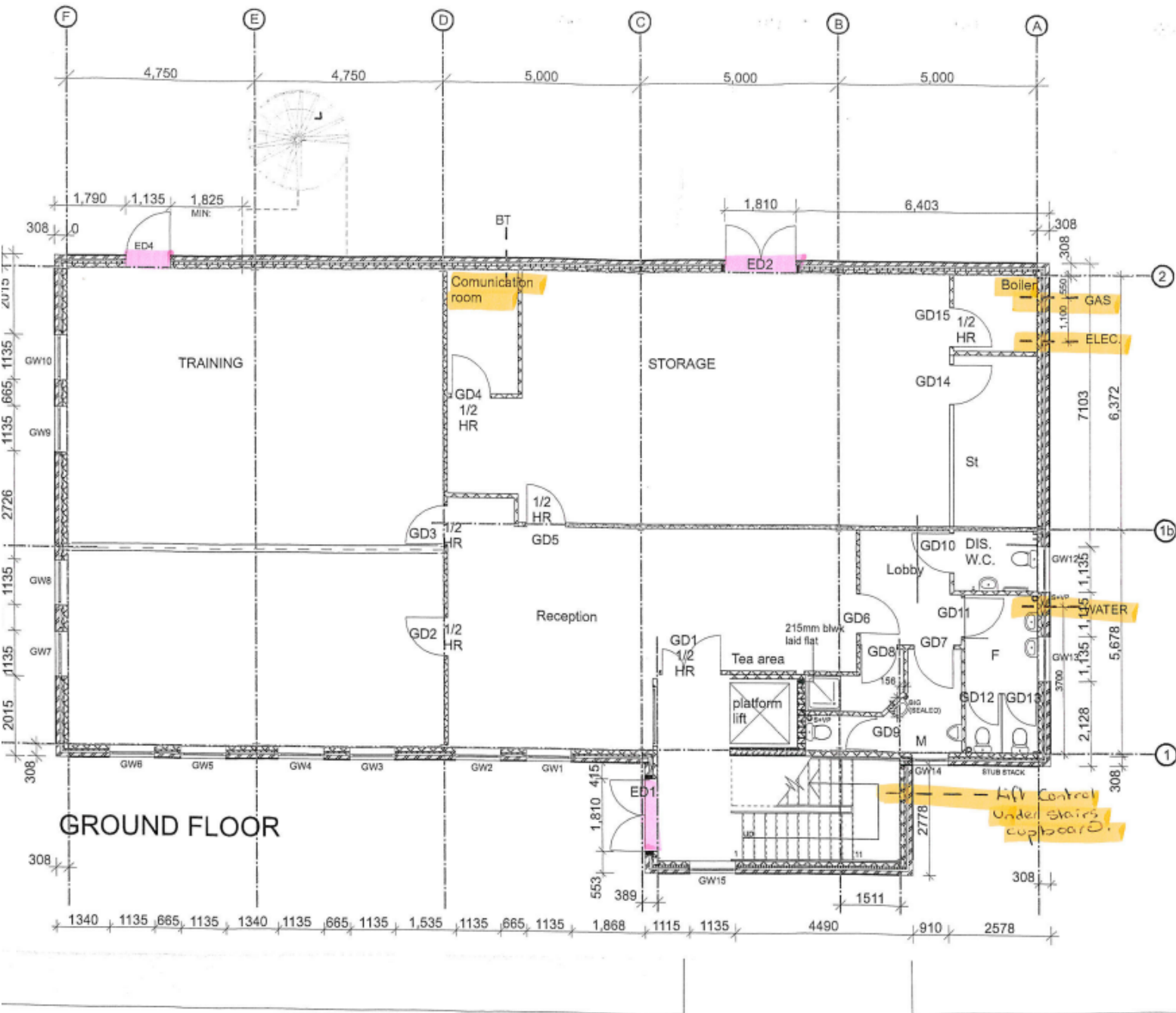


Siddall Jones | The Mint | 95 Icknield Street | Birmingham | B18 6RU

T: 0121 638 0500

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

Ground Floor Plan



First Floor Plan

