



**SIDDALL JONES**

**Unit D2 Coombswood Way**

Halesowen, West Midlands, B62 8BH

**Detached Modern Office  
Building with Extensive Car  
Parking in Halesowen 6,057  
sq ft**

**6,057 sq ft**  
(562.71 sq m)

- Passenger Lift
- Open Plan Floor Plates
- Self Contained Site
- Extensive Car Parking
- Effective Freehold – 999-year Lease
- Air Conditioning & Central Heating
- Rear Stores with Roller Shutter Access

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

## 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

## 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.

## Terms

Price

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

Accommodation

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

Total (NIA) - 6,057 ft<sup>2</sup> (562.8 m<sup>2</sup>) approx

Floor plans are available from the agent upon request.

Tenure

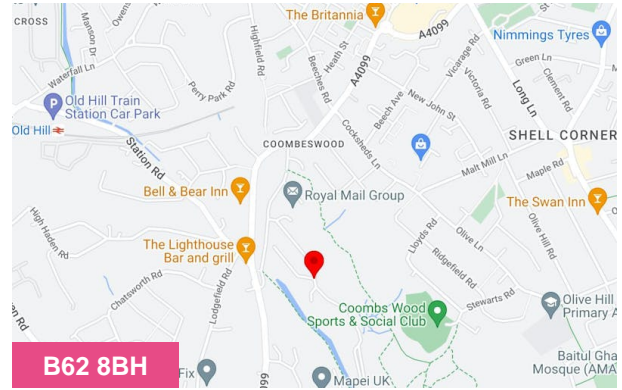
We understand the property is held on a 999-year lease from 2005 at a peppercorn rental.

VAT

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

Planning Use

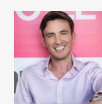
We have been verbally advised the property has planning permission under Use Class E but we would recommend contacting the local planning department for confirmation. The property may be suitable for alternative uses subject to obtaining



## Summary

<b>Available Size</b>	6,057 sq ft
<b>Price</b>	Offers in the region of £995,000
<b>Business Rates</b>	N/A
<b>Service Charge</b>	N/A
<b>Car Parking</b>	Extensive Car Parking
<b>VAT</b>	Applicable. VAT which may be payable
<b>Legal Fees</b>	Each party to bear their own costs. Each party are to be responsible for their own legal costs incurred during this transaction.
<b>Estate Charge</b>	N/A
<b>EPC Rating</b>	Upon Enquiry

## Viewing & Further Information



**Edward Siddall-Jones**

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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.