



UNIT D2 COOMBSWOOD WAY, HALESOWEN, WEST MIDLANDS, B62 8BH

OFFICE FOR SALE | 6,057 SQ FT

**SIDDALL JONES**  
COMMERCIAL PROPERTY CONSULTANCY



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

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- 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
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## 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

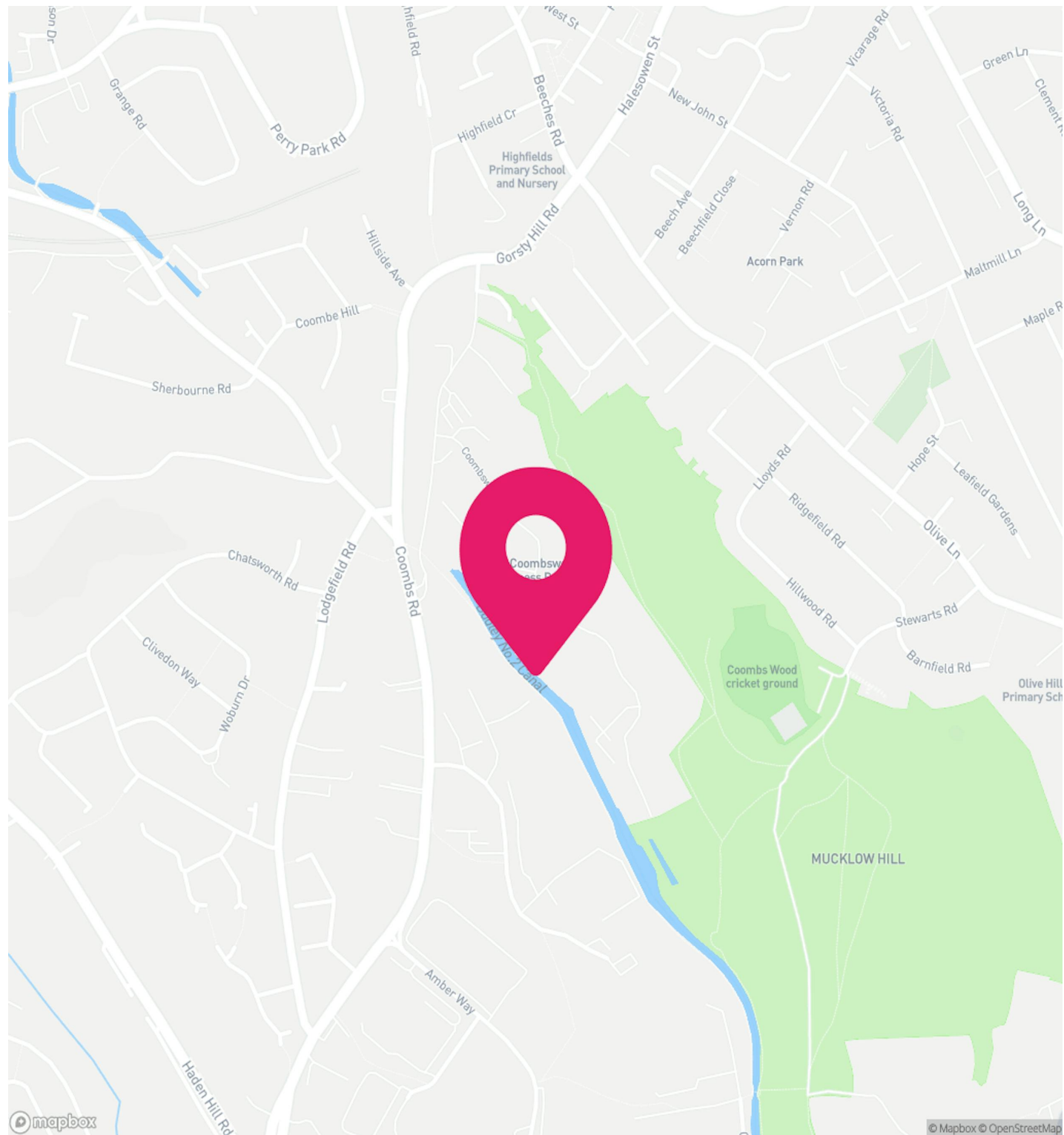


## LOCATION

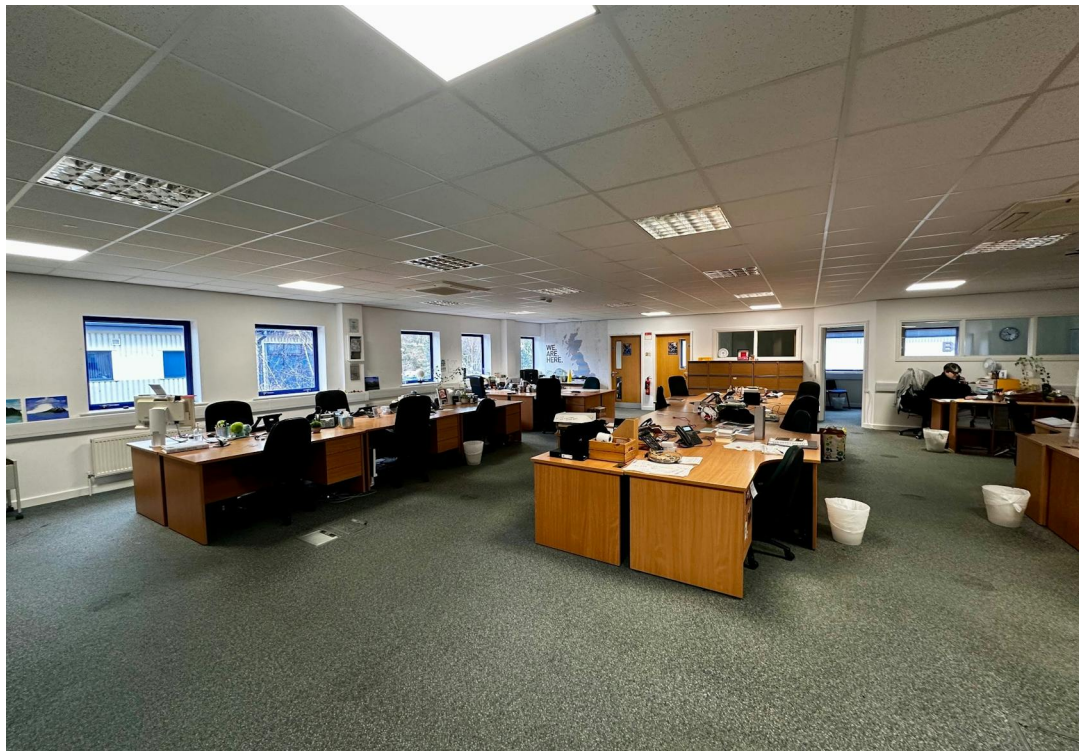
The property is located on Coombswood Way on the Coombswood Business Park, between Halesowen and Blackheath, in the West Midlands.

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

Offers in the region of £950,000 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.

## 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.

## 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

## SERVICE CHARGE

n/a

## VAT

Applicable. VAT which may be payable

## LEGAL FEES

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

## VIEWINGS

Viewings are strictly via the letting agent Siddall Jones.

## CONTACT

**Edward Siddall-Jones**

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