



TO LET

Modern Headquarters Office Building

5,000 - 10,000 ft² with up to 50 Car Parking Spaces

SIDDALL JONES
COMMERCIAL PROPERTY CONSULTANCY

Mucklow Office Park

Mucklow Hill

Halesowen

B62 8DA

A detached headquarters office building benefitting from open floor plates and extensive car parking set in a landscaped environment.

Location

The property is located within Mucklow Office Park on Mucklow Hill 1 mile from Halesowen town centre in an elevated position looking over Leasowes Park and the Clent Hills.

Excellent motorway access is provided at Junction 3 of the M5 which is within two miles.

Birmingham city center is only 7 miles distant with the local area providing numerous local amenities within 5 minutes walking distance, including Post Office, Supermarket, Public House, Sandwich Shop, and Hairdressers.

The property is also well served by local bus routes offering links to Birmingham City Centre and the Black Country.

Description

The property comprises a modern, four-storey, self-contained office building built to a very high specification.

The building provides a completely open plan environment with a welcoming reception area and two lifts serving the property, being in landscaped surroundings and benefiting from 72 Car Parking spaces.

Specification

- Open plan floor plates
- Air conditioning
- 16-person and 8-person lift
- Suspended ceiling with inset lighting
- Perimeter down and data
- WC facility on each floor
- Kitchen on each floor
- Extensive car parking spaces
- Landscaped gardens and gated access



Accommodation

Second Floor	5,000	464.51
Third Floor	5,000	464.51
Total Available	10,000	929.02

Car Parking

Each floor will benefit from a generous car parking allocation of 25 spaces.

Rental / Terms

The property is available on a new lease with terms to be agreed at £10 ft² - £50,000 per floor per annum.

Service Charge

A service charge will be levied to cover the cost of repair and maintenance of the exterior and common parts of the building. Further details upon request.

EPC

EPC Rating - D

VAT

All prices quoted are exclusive of VAT which we understand is payable.

Legal Costs

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

Planning Use

We understand the property has planning consent under use class E (Office) but would advise all interested parties to make their own enquiries.

The property may be suitable for alternative uses subject to obtaining the necessary planning consent.

Availability

The property is immediately available following completion of legal formalities.

Viewings

Strictly via the sole letting agent Siddall Jones on 01216380500





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.