



TO LET

60 Whitehall Road, Halesowen, West Midlands, B63 3JS

1,800 - 8,930 ft²

SIDDALL JONES
COMMERCIAL PROPERTY CONSULTANCY

60 Whitehall Road Halesowen West Midlands B63 3JS

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

Location

Halesowen is a key sub-regional centre in the heart of the West Midlands conurbation. The town lies approximately 7 miles south west of Birmingham city centre. West Bromwich lies 8 miles to the north while Bromsgrove is 11 miles south.

Junction 3 of the M5 motorway is 3 miles to the east accessed via the A456. Junction 2 of the M5 motorway at Oldbury is also easily accessible via the A4034.

The M5 motorway gives direct access to the South West region and links with the M6 and M42 motorways, giving excellent access to the national motorway network.

Situation

The property occupies a prominent position at the roundabout junction of A458 and A459 immediately to the south of Halesowen town centre.

The A458 connects with the Hagley Road West (A456) one of the main arterial routes into Birmingham city centre from the west.

Junction 3 of M5 motorway is located 2 miles to the south-east via A459 and Manor Way (dual carriageway).

Description

Whitehall House comprises a prominent detached three storey office building with a secure car parking to the rear.

The property is accessed, via a central core, to the front of the property and from the rear car park into a welcoming reception area with concierge and welfare facilities.

The subject suites were fully refurbished in 2021 and provide the following specification:



- Mechanical and electrical systems and comfort cooling throughout
- Suspended ceilings, lighting, floor finishes and power distribution to the open plan office areas
- High quality male, female and accessible WC/shower facilities and finishes in the core areas on each floor
- Aluminium double-glazed windows throughout
- Internal and external door access controls
- New passenger lift access to all floors
- Concierge to ground floor reception

Accommodation

Ground Floor	1,800 ft2	167.2 m2
Second Floor	7,130 ft2	662.4 m2
Total Available	8,930 ft2	829.6 m2

Car Parking

Each floor will benefit from a generous car parking allocation.

Rental / Terms

The property is available on a new lease with terms to be agreed at £12 ft2.

Service Charge

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

EPC

EPC Rating - C

Legal Costs

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

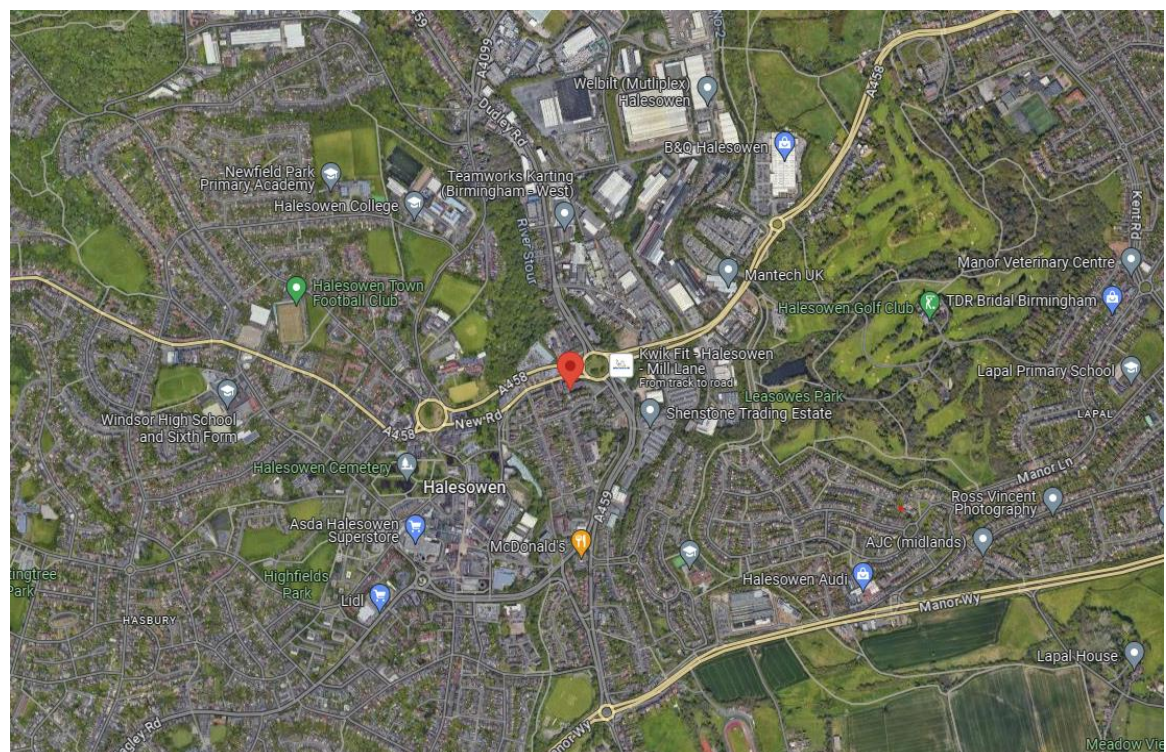
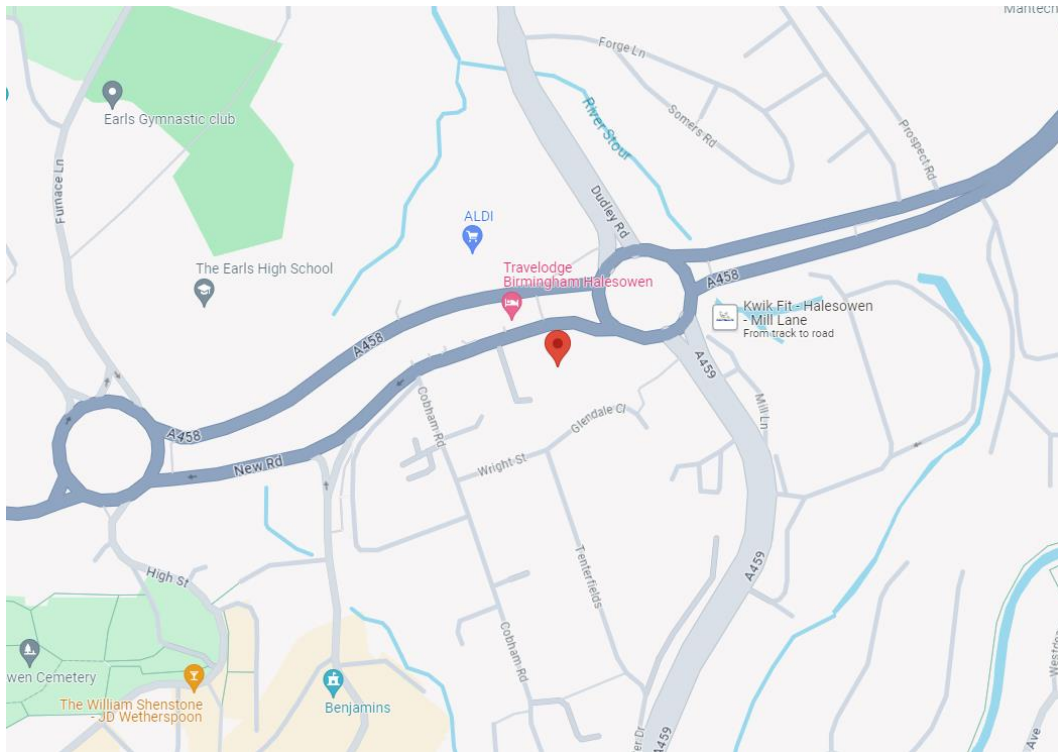
Planning Use

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 / Viewings

The property is immediately available following completion of legal formalities. Viewings can be arranged strictly via the sole letting agent Siddall Jones on 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.