



UNIT 6 BOROUGH COURT, GRAMMAR SCHOOL LANE, HALESOWEN, B63  
3SW

OFFICE TO LET | 1,046 SQ FT

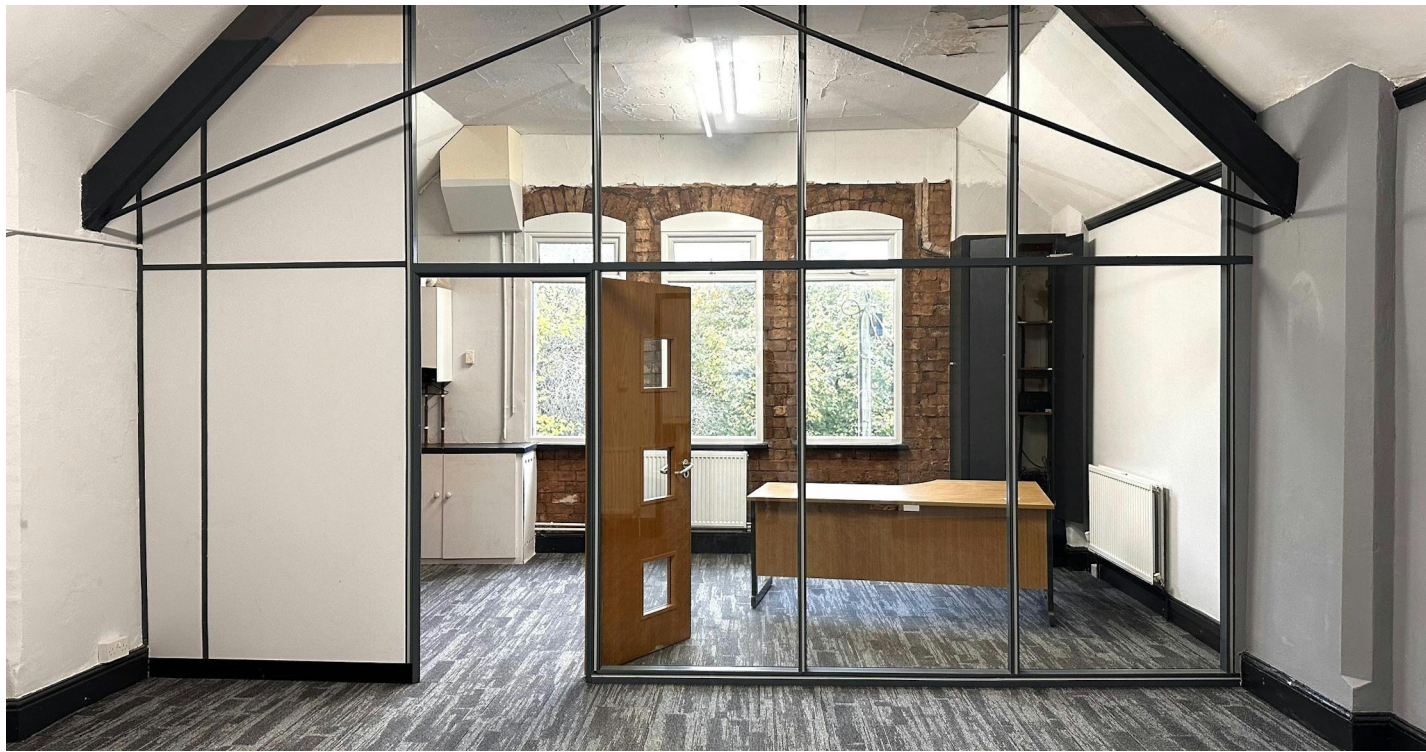
**SIDDALL JONES**  
COMMERCIAL PROPERTY CONSULTANCY

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First Floor Self Contained Office

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- Largely Open Plan
  - Glazed Directors Office
  - Gas Fired Central Heating
  - Carpet Tiled Flooring
  - Male & Female W/Cs
  - Kitchenette Facilities
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## DESCRIPTION

The property provides a first-floor self-contained office suite with its own pedestrian access. The suite is largely open plan, whilst benefiting from a fully glazed "directors" office.

The accommodation forms lofty space benefiting from gas fired central heating, carpet tiled floors and emulsion coated walls. In addition, there is a separate kitchen / canteen area and male/female WC facilities.

Three car parking spaces are provided in the estate car park.

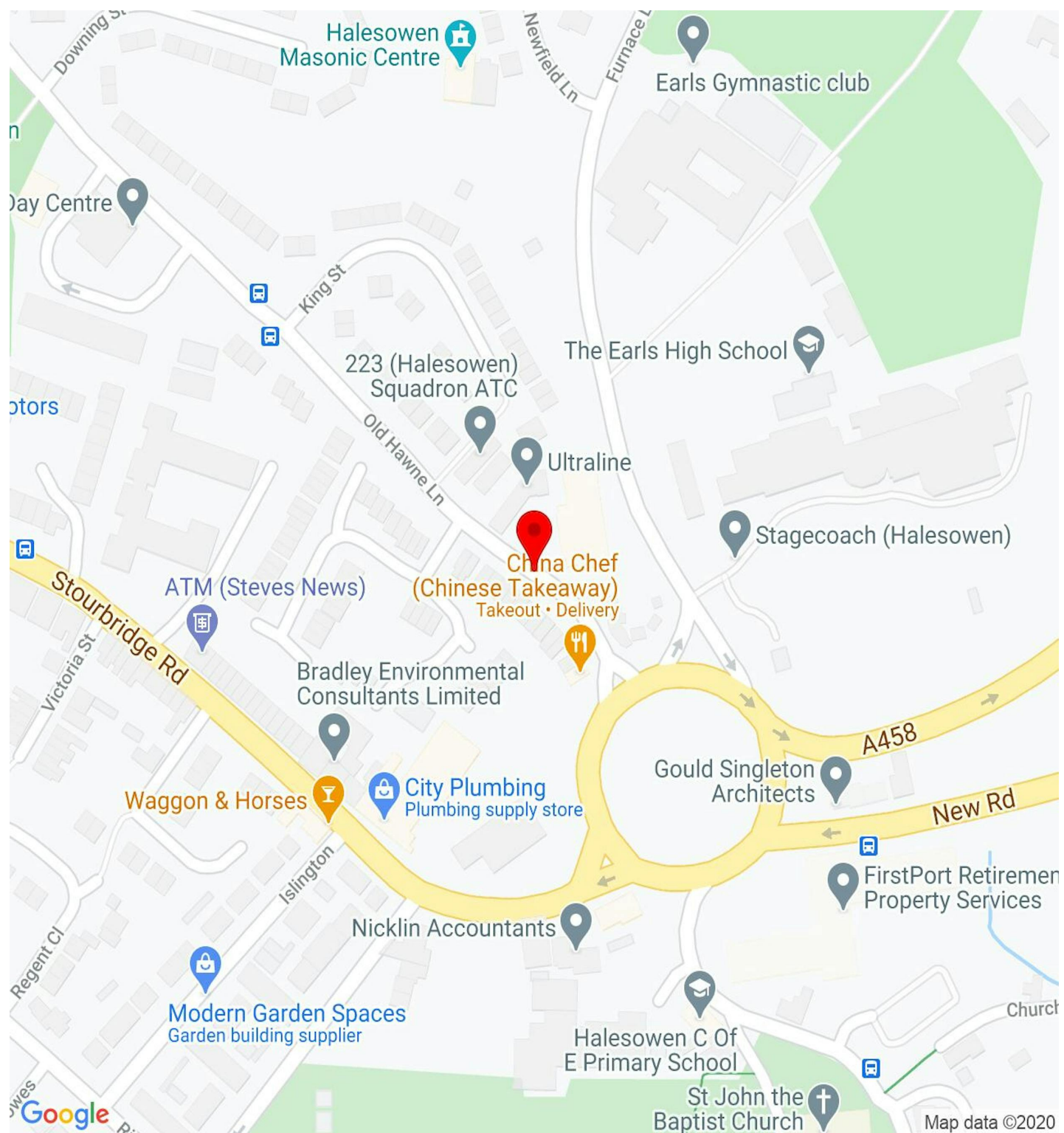


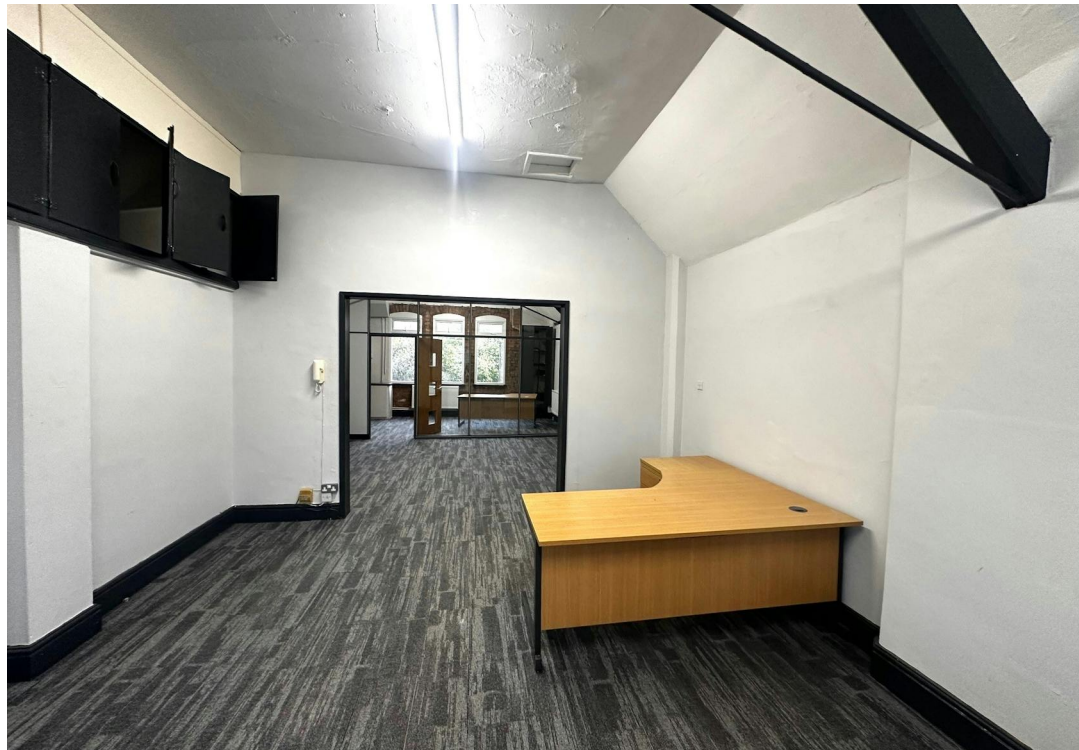
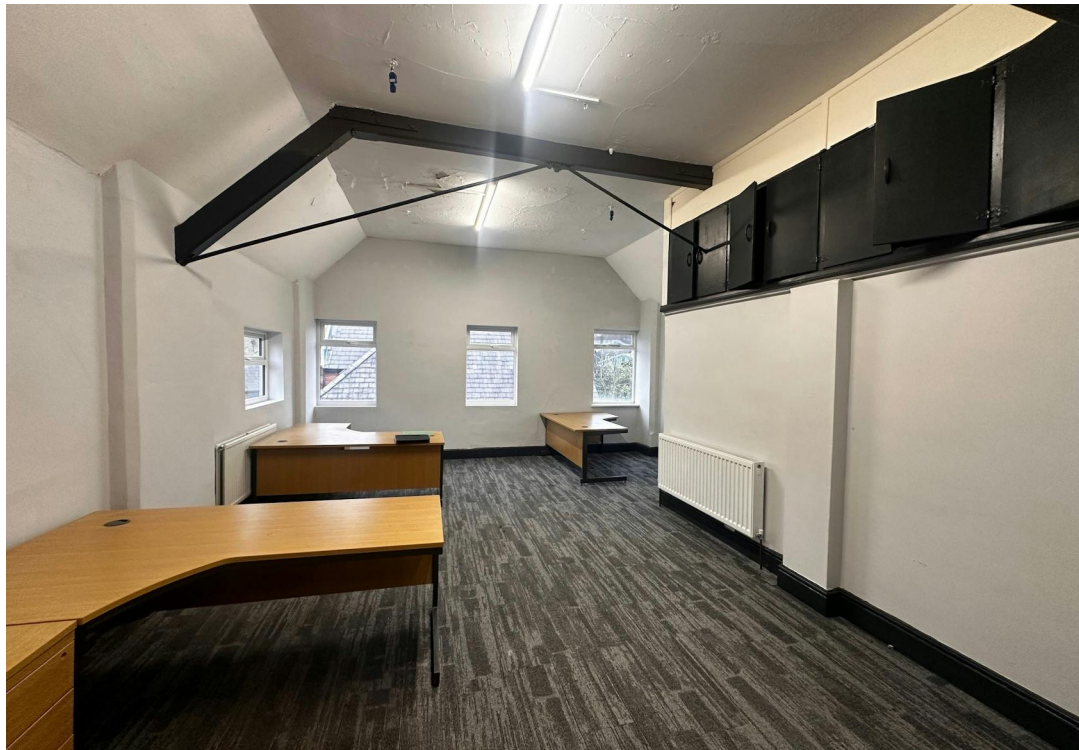
## LOCATION

Borough Court provides a small commercial estate benefiting from prominence to the A458 roundabout, providing access to Stourbridge Road/High Street Halesowen and Earls Way.

Access to the motorway network is via Junction 3 of the M5, approximately 2 miles distant.

Occupiers on the estate include accountants, a printers and a gym.





## TERMS

The property is available to let on a new lease with length to be agreed at £8,500 per annum exclusive.

## VAT

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

## RATEABLE VALUE

We understand the property qualifies for Small Business Rates Relief, subject to tenant's eligibility.

## PLANNING USE

The property has consent under Use Class B1(a) Offices.

## LEGAL COSTS

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

## SERVICES

It is understood all mains services are available on or adjacent to the subject property.

However, we advise all possible tenants to make their own enquires with the appropriate service service agencies.

## ENERGY PERFORMANCE CERTIFICATE

Available upon request from the agent.

## LEASE

New Lease

## VIEWINGS

Viewings are strictly via the letting agent Siddall Jones.

## CONTACT

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