

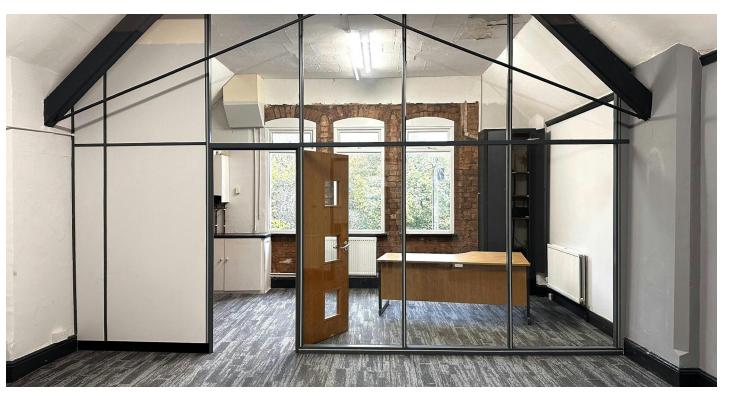
UNIT 6 BOROUGH COURT, GRAMMAR SCHOOL LANE, HALESOWEN, B63 3SW





### First Floor Self Contained Office

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







# **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.





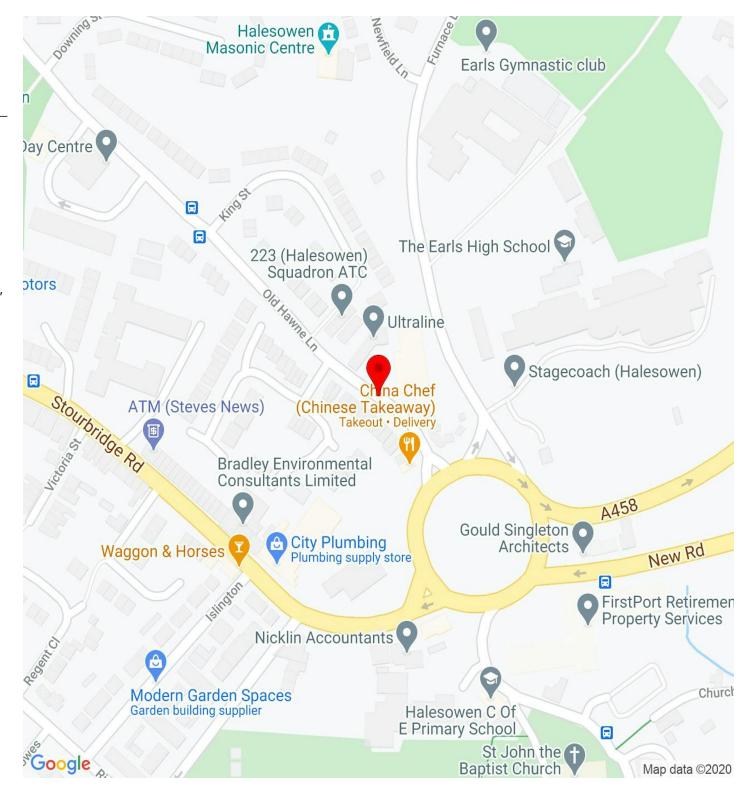


# LOCATION

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.

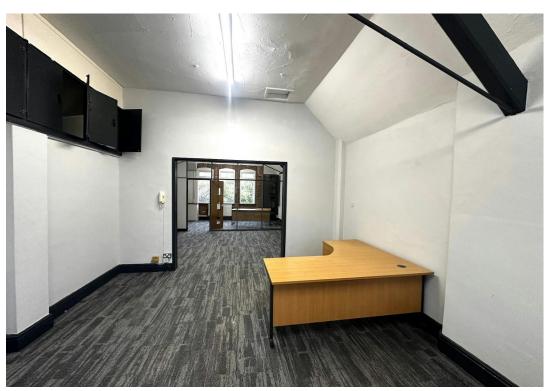
Occupiers on the estate include accountants, a printers and a gym.













# **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 lones.

### CONTACT

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