

OFFICE, WAREHOUSE | TO LET



UNIT 4 BOROUGH COURT, GRAMMAR SCHOOL LANE, HALESOWEN, B63 3SW

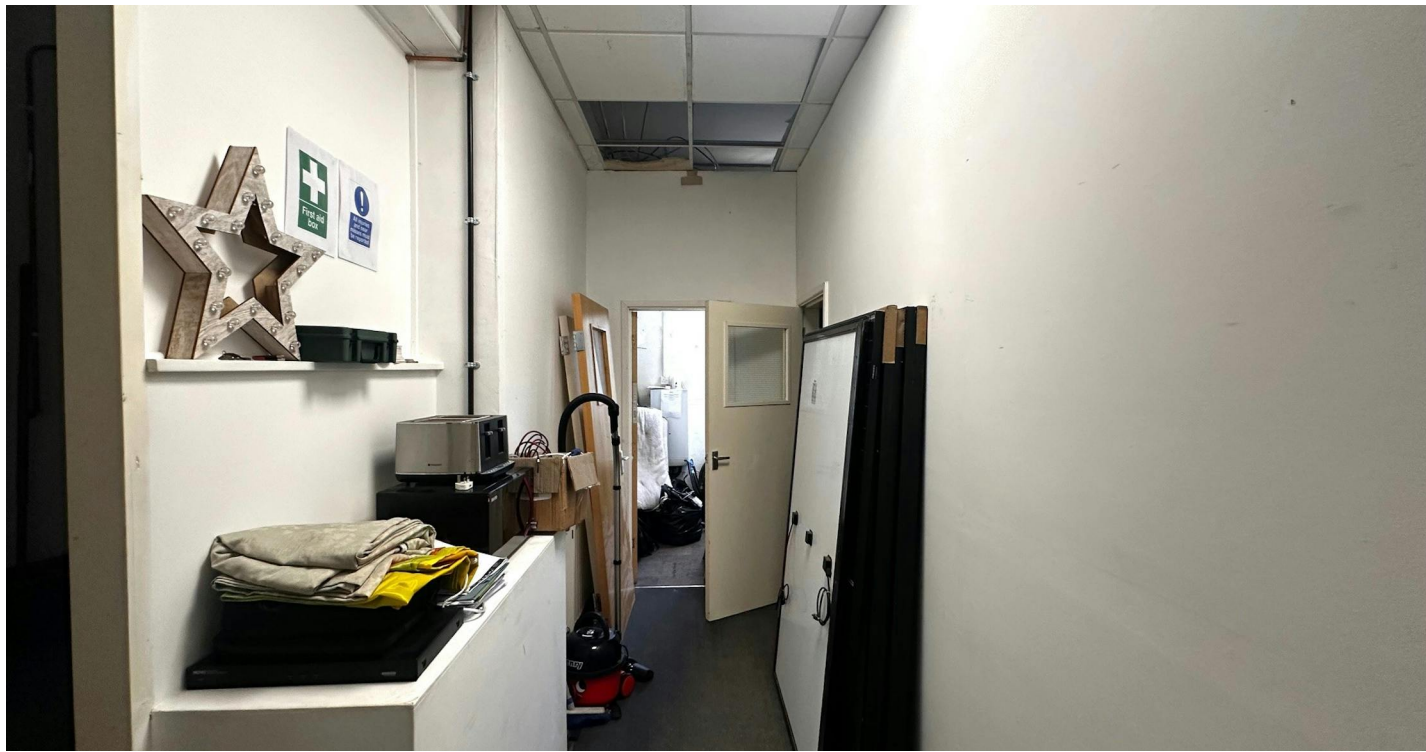
1,000 SQ FT (92.90 SQ M)

**SIDDALL JONES**  
COMMERCIAL PROPERTY CONSULTANCY

Ground Floor Warehouse/Workshop Unit

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- Ground Floor Commercial Unit
  - Roller Shutter Access
  - Large Open Plan Office/Trade Counter
  - Suitable for a Variety of Uses
  - Office, Kitchen and Welfare Facilities
  - Suspended Ceilings
  - Energy-Efficient LED Lighting
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## DESCRIPTION

This versatile property offers a modern trade counter with integrated storage, thoughtfully reconfigured from its former workshop/warehouse use.

The ground floor layout includes a welcoming pedestrian entrance leading to an open-plan office area, complete with kitchen and welfare facilities. A small corridor connects to two rear rooms, ideal for additional office space or storage.

The property boasts practical features such as roller shutter access, suspended ceilings with energy-efficient LED lighting, durable concrete flooring, and gas-fired central heating, making it an excellent choice for businesses seeking a functional and well-presented space.

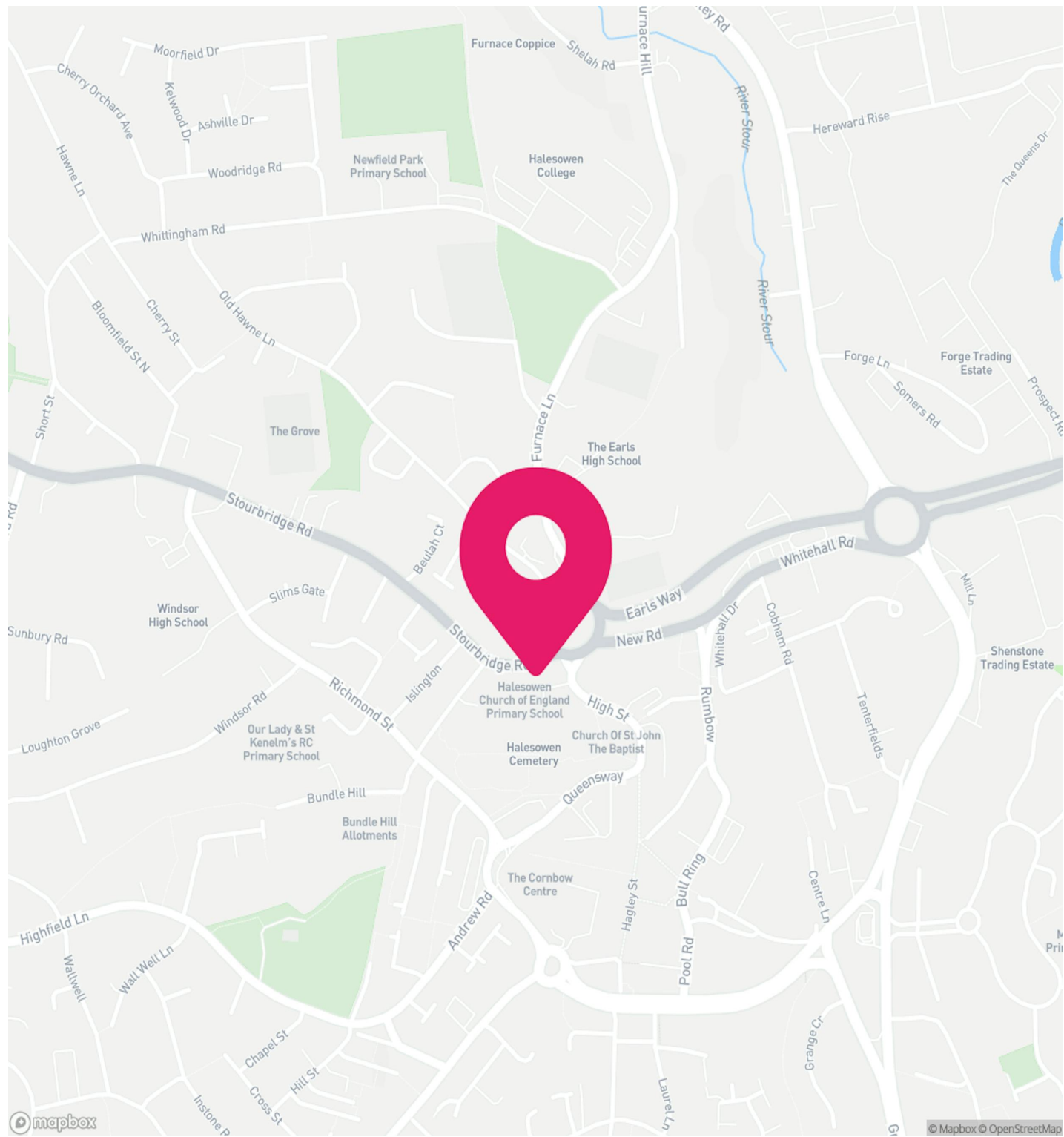


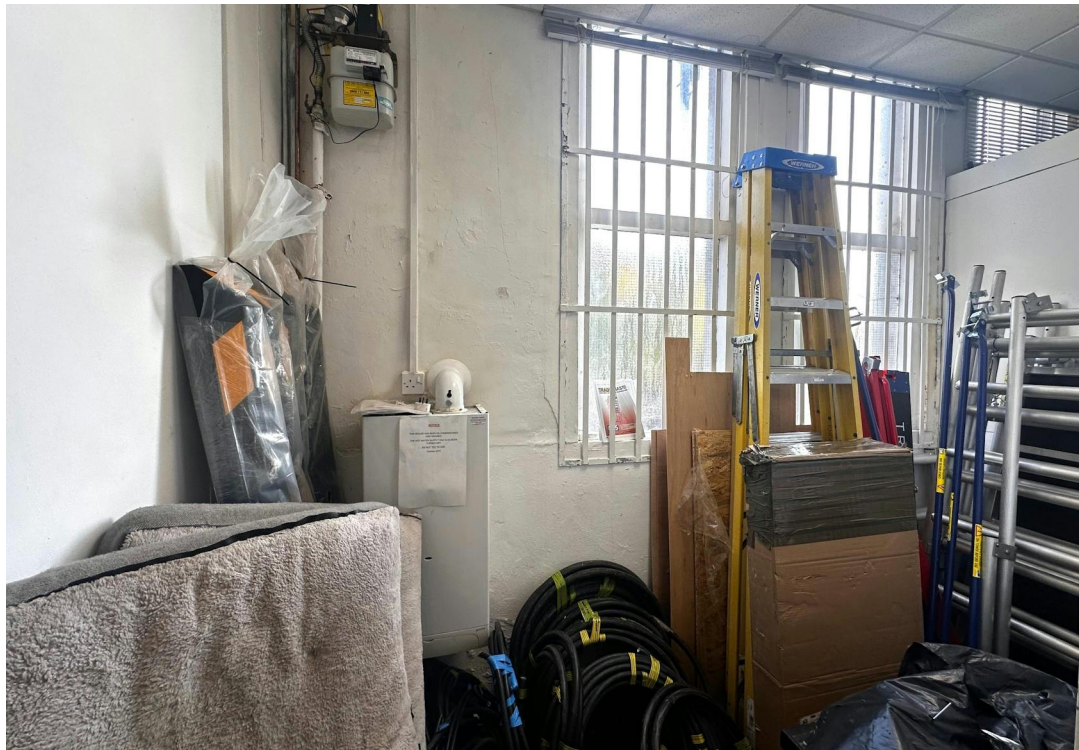
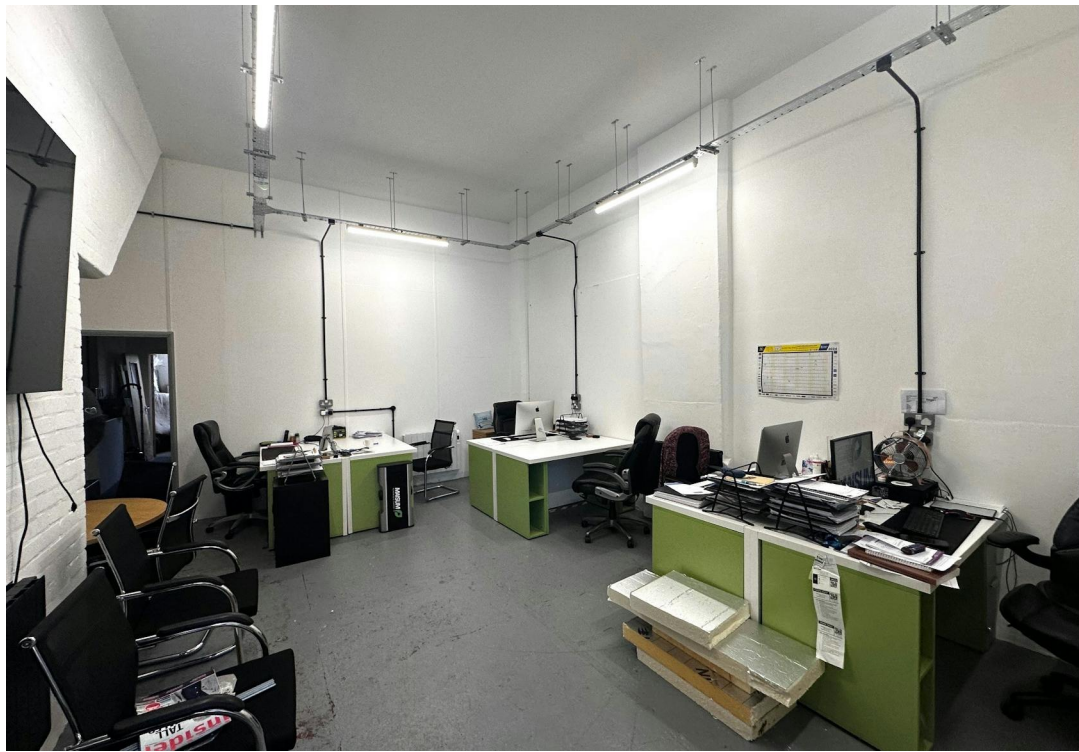
## LOCATION

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.





## 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.

## RATEABLE VALUE

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

## ENERGY PERFORMANCE CERTIFICATE

Available upon request from the agent.

## LEGAL COSTS

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

## SERVICE CHARGE

£1.20 per sq ft

## RENT

£8,500 per annum

## ANTI MONEY LAUNDERING

The successful applicant will be required to provide two forms of ID and proof/source of funds, to satisfy anti-money laundering protocols.

## VIEWINGS

Viewings are strictly via the letting agent Siddall Jones.

## CONTACT



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