



## 4 Centre Court

Vine Lane, Halesowen, B63 3EB

**Modern self contained office accommodation with allocated on site parking.**

**1,100 sq ft**  
(102.19 sq m)

- 1,100 sq ft (102.19 sq m)
- Modern self contained office accommodation
- Allocated on site parking space
- Within walking distance of Halesowen town centre and bus station
- M5 Junction 3 approximately 2 miles

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## Summary

<b>Available Size</b>	1,100 sq ft
<b>Rent</b>	Rent on application
<b>Business Rates</b>	The occupier will be responsible for the payment of business rates.
<b>Service Charge</b>	A service charge is payable in respect of the upkeep of the common parts.
<b>Car Parking</b>	3 allocated parking spaces
<b>VAT</b>	Applicable
<b>Legal Fees</b>	Each party to bear their own costs
<b>Estate Charge</b>	Upon Enquiry
<b>EPC Rating</b>	C

## Description

The property comprises a courtyard scheme of modern one, two and three storey self contained office accommodation, with allocated on site parking spaces.

Externally the site is landscaped and benefits from security lighting and security fencing on three sides.

## Location

The property is located on Vine Lane, accessed directly from the main A459 Bromsgrove Road.

Halesowen town centre lies within walking distance and provides all required amenities, including banks, post office and a variety of cafes and restaurants.

Motorway access is provided at Junction 3 of the M5 and lies approximately two miles distant. The nearby A456 provides direct access into Birmingham city centre, whilst Dudley and the Black Country can be accessed via the adjacent A459.

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Building - 4 Centre Court	1,100	102.19	Available
<b>Total</b>	<b>1,100</b>	<b>102.19</b>	



## Viewing & Further Information



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