

Lygon Court, Hereward Rise,  
Halesowen, West Midlands, B62 8AN



**SIDDALL JONES**  
COMMERCIAL PROPERTY CONSULTANCY

**TO LET / FOR SALE**

Prominent Office Building with 92 Car Parking Spaces

Net Internal Area: 20,000 ft<sup>2</sup> on 1.7 acres approx.

**Location**

Lygon Court occupies a prominent position on the corner of the A459 Dudley Road and Hereward Rise in Halesowen.

Halesowen town centre is ½ a mile to the south with Birmingham City Centre only 8 miles to the east.

The location is approximately 2 miles west of Junction 3 of the M5 motorway, which gives access to the national Midland’s motorway network.

The town’s main arterial roads are the A458 which leads eastwards into Birmingham, the A456 which is the link to the motorway and the A459 which leads north into the Black Country.

**Description**

Lygon Court comprises a modern office building arranged over ground and three upper floors.

The building provides open plan accommodation with good natural light and has recently been soft stripped with a view to comprehensively refurbishing the property to cater for occupiers’ requirements or potential redevelopment.

Floors are served by two passenger lifts with welfare provisions to each floor.

Externally the site benefits from a prominent location with gated access off Hereward Drive and a car parking containing 92 marked car parking spaces.

**Tenure / Terms**

The landlord is happy to refurbish the property to cater for occupiers’ occupational requirements.

We believe the property may be suitable for offices, data centre, medical and industrial/storage use - subject to obtaining the necessary planning permission.

Alternatively, consideration may also be given to the sale of the freehold interest.

**Accommodation**

Demise	Sq Ft	Sq M
Ground Floor	5,000	464.51
First Floor	5,000	464.51
Second Floor	5,000	464.51
Third Floor	5,000	464.51
<b>Total</b>	<b>20,000 ft2</b>	<b>1,858.04 m2</b>

Please note a pre application has been submitted and approved allowing for an extension of the existing building to accommodate a building of 72,500 ft2. Plans are available from the agent.

**Site Area**

**Site Area - 1.7 Acres (0.40 Hec) approx.**

**Services**

The property has the benefit of mains electricity, water and drainage.

**Anti-Money Laundering**

In accordance with Anti Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from the successful purchaser.

**Legal Fees**

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

**Availability**

The property is immediately available, subject to the completion of legal formalities.

**Viewings**

Strictly via the sole agent Siddall Jones on: **0121 638 0500**

