

Suite 4 & 5, The Alcora Building, Mucklow Hill,
Halesowen, B62 8DG



TO LET

Modern 1st Floor Office Suite

Net Internal Area: 2,750 ft² (255.48 m²)

Location

The Alcora Building is situated in a prominent position fronting directly onto Mucklow Hill (A458) one of the Midlands best known roads and a main arterial route into Birmingham City Centre some six miles distant.

The property is conveniently positioned to gain access to J3 of the M5 Motorway some 2 miles distant and linking with the wider Midlands motorway network.

Description

The Alcora Building is a low-rise modern office building which provides refurbished office accommodation set within a landscaped area and with plentiful car parking.

The subject suite is situated on the first floor and provides a large open plan working area with glass partitioned boardroom and reception area. The property benefits from carpet flooring, white emulsion coated walls, suspended ceiling with inset LED lighting, central heating and perimeter power and data.

The property also benefits from communal kitchenette and toilet facilities all of which are cleaned daily.

Accommodation

Total (NAI) 2,750 ft² (255.48 m²) approximately

Rental / Terms

The property is available to let on a new lease with length to be agreed at £23,375 per annum exclusive.

Service Charge

A service charge is payable for the maintenance and upkeep of communal areas.

The current premium is £6,875.00 per annum payable monthly in advance.

VAT

All prices quoted are exclusive of VAT which is payable.

Business Rates

We understand the units are separately assessed for rating purposes and we note the subject suite does qualify for some relief via the Small Business Rates Relief scheme, subject to tenant's eligibility.

RV: Suite 4 - £2,600
Suite 5 - £14,750

Car Parking

Three parking spaces are included within the lease.

Planning

We understand that the unit has planning permission under use classes B1a (Offices).

The property may be suitable for other uses subject to planning consent.

Legal Costs

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

Energy Performance Certificate

Available upon request from the agent.

Availability

The property is available from early September 2023 and following the completion of legal formalities.

Viewing

By prior appointment via the letting agent Siddall Jones on **0121 638 0500**

