



Mucklow Office Park

Mucklow Hill, Halesowen, B62 8DA

Modern Headquarters Office Building 5,000 – 10,000 ft² with up to 50 Car Parking Spaces

5,000 to 10,000 sq ft
(464.52 to 929.03 sq m)

- Open plan floor plates
- Air conditioning
- 16-person and 8-person lift
- WC facility on each floor
- Kitchen on each floor
- Extensive car parking spaces
- Landscaped gardens and gated access

Mucklow Office Park, Mucklow Hill, Halesowen, B62 8DA

Description

The property comprises a modern, four-storey, self-contained office building built to a very high specification.

The building provides a completely open plan environment with a welcoming reception area and two lifts serving the property, being in landscaped surroundings and benefiting from 72 Car Parking spaces.

Specification

- Open plan floor plates
- Air conditioning
- 16-person and 8-person lift
- Suspended ceiling with inset lighting
- Perimeter down and data
- WC facility on each floor
- Kitchen on each floor
- Extensive car parking spaces
- Landscaped gardens and gated access

Location

The property is located within Mucklow Office Park on Mucklow Hill 1 mile from Halesowen town centre in an elevated position looking over Leasowes Park and the Clent Hills.

Excellent motorway access is provided at Junction 3 of the M5 which is within two miles.

Birmingham city center is only 7 miles distant with the local area providing numerous local amenities within 5 minutes walking distance, including Post Office, Supermarket, Public House, Sandwich Shop, and Hairdressers.

The property is also well served by local bus routes offering links to Birmingham City Centre and the Black Country.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
2nd - 2nd Floor	5,000	464.52	Available
3rd - Third Floor	5,000	464.52	Available
Total	10,000	929.04	

Accommodation

Second Floor 5,000 ft²

Third Floor 5,000 ft²

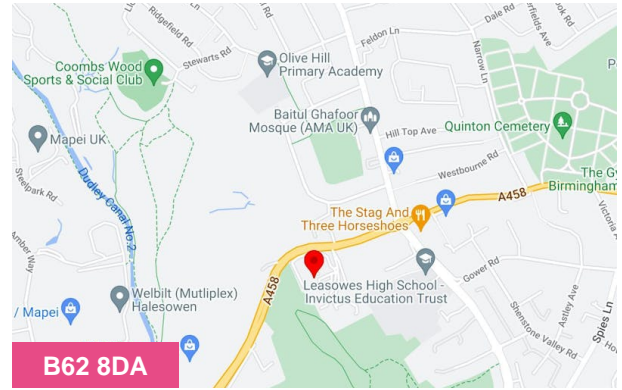
Total Available 10,000 ft²

Car Parking

Each floor will benefit from a generous car parking allocation of 25 spaces.

Rental / Terms

The property is available on a new lease with terms to be agreed at £10 ft² - £50,000



Summary

Available Size	5,000 to 10,000 sq ft
Rent	£50,000.00 - £100,000.00 per annum
Business Rates	Upon Enquiry
Service Charge	A service charge will be levied to cover the cost of repair and maintenance of the exterior and common parts of the building. Further details upon request.
Car Parking	25 Spaces per floor
VAT	Applicable. VAT is payable.
Legal Fees	Each party to bear their own costs. Each party are to be responsible for their own legal costs incurred during this transaction.
Estate Charge	Upon Enquiry
EPC Rating	D

Viewing & Further Information



Edward Siddall-Jones

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per floor per annum.

Service Charge

A service charge will be levied to cover the cost of repair and maintenance of the exterior and common parts of the building. Further details upon request.

EPC

EPC Rating - D

VAT

All prices quoted are exclusive of VAT which we understand is payable.

Legal Costs

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

Planning Use

We understand the property has planning consent under use class E (Office) but would advise all interested parties to make their own enquiries.

The property may be suitable for alternative uses subject to obtaining the necessary planning consent.

Availability

The property is immediately available following completion of legal formalities.

Viewings

Strictly via the sole letting agent Siddall Jones.