



## Unit D2 Coombswood Way

Halesowen, West Midlands, B62 8BH

### Detached Modern Office Building with Extensive Car Parking in Halesowen 6,057 sq ft

**6,057 sq ft**  
(562.71 sq m)

- Passenger Lift
- Open Plan Floor Plates
- Self Contained Site
- Extensive Car Parking
- Effective Freehold – 999-year Lease
- Air Conditioning & Central Heating
- Rear Stores with Roller Shutter Access

# Unit D2 Coombswood Way, Halesowen, West Midlands, B62 8BH

## Description

The property comprises a two-storey detached office building of steel portal frame construction with full height brick elevations beneath a pitched tiled roof.

The offices sit within a self-contained site towards the end of Coombswood Way and features the following:

- Open plan floor plates
- Demountable partitioned offices and boardroom/meeting space
- Welcoming reception area
- Air conditioning
- Passenger lift
- Air Conditioning
- Gas fired central heating
- Aluminium double-glazed windows
- Suspended ceiling with inset lighting
- Rear stores with loading access
- WCs and kitchen to each floor

## Location

The property is located on Coombswood Way on the Coombswood Business Park, between Halesowen and Blackheath, in the West Midlands.

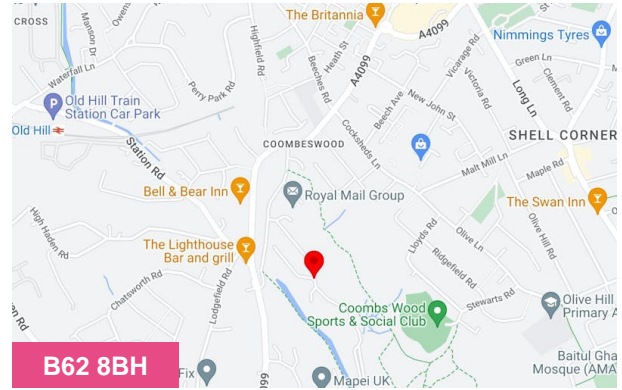
The park is accessed via the A4099 Coombs Road which leads to the A459 Dudley Road, connecting directly to the Black Country conurbation and in turn linking to the A456 with Junction 3 of the M5 Motorway less than two miles distant.

The A456 provides north and south bound routes into Birmingham City Centre and Worcestershire respectively.

## Terms

Price

Offers in the region of £950,000 are sought, subject to contract.



## Summary

<b>Available Size</b>	6,057 sq ft
<b>Price</b>	Offers in the region of £950,000
<b>Business Rates</b>	N/A
<b>Service Charge</b>	N/A
<b>Car Parking</b>	Extensive Car Parking
<b>VAT</b>	Applicable. VAT which may be payable
<b>Legal Fees</b>	Each party to bear their own costs. Each party are to be responsible for their own legal costs incurred during this transaction.
<b>Estate Charge</b>	N/A
<b>EPC Rating</b>	Upon enquiry

## Viewing & Further Information



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The above information contained within this email is sent subject to contract. These particulars are for