

# maybrook house

Queensway, Halesowen,  
West Midlands B63 4AH



Grade 'A' offices – To Let

3,012 – 4,730 – 7,742 sq ft



First impressions last.

The right impression is essential for any business and Maybrook House delivers in every way.

It offers quality accommodation in a prominent location and a great impression on employees and clients alike.

## LOCATION

The property is located in the heart of Halesowen town centre, directly opposite the new bus station and secure multi-storey car park. It's central location means that all town centre amenities are within easy walking distance. Halesowen is situated in the heart of the Black Country

with Cradley Heath 3 miles to the North, Stourbridge 5 miles to the West and Birmingham 8 miles to the East. J3 of the M5 is approximately one mile to the West which gives access to the National and Midland's motorway network.





Total third floor office space – 7,742 sq ft (719 sq m)

## DESCRIPTION

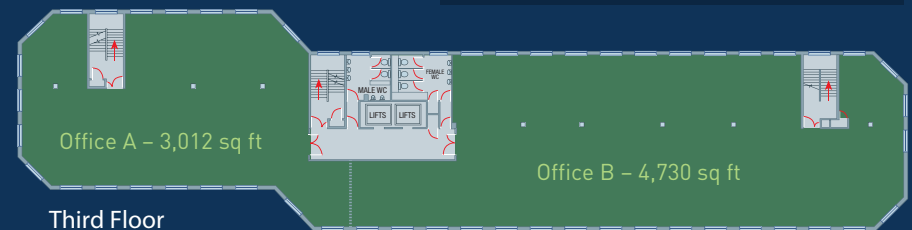
A brand new refurbishment with fully refurbished common areas and extensive on-site car parking:-

- Refurbished open plan offices
- Contemporary new reception with reception desk and waiting areas & feature lighting
- Comforting cooling
- Raised access floors
- LED lighting in the suite / office
- Suspended ceilings
- New double glazing throughout
- Refurbished toilets
- CCTV cameras covering estate
- New flexible flooring system
- If offices are leased individually the a wall will be erected
- Energy Performance Certificate Third Floor: B-28

## ACCOMMODATION

Maybrook House third floor can be leased as a whole or as separate offices

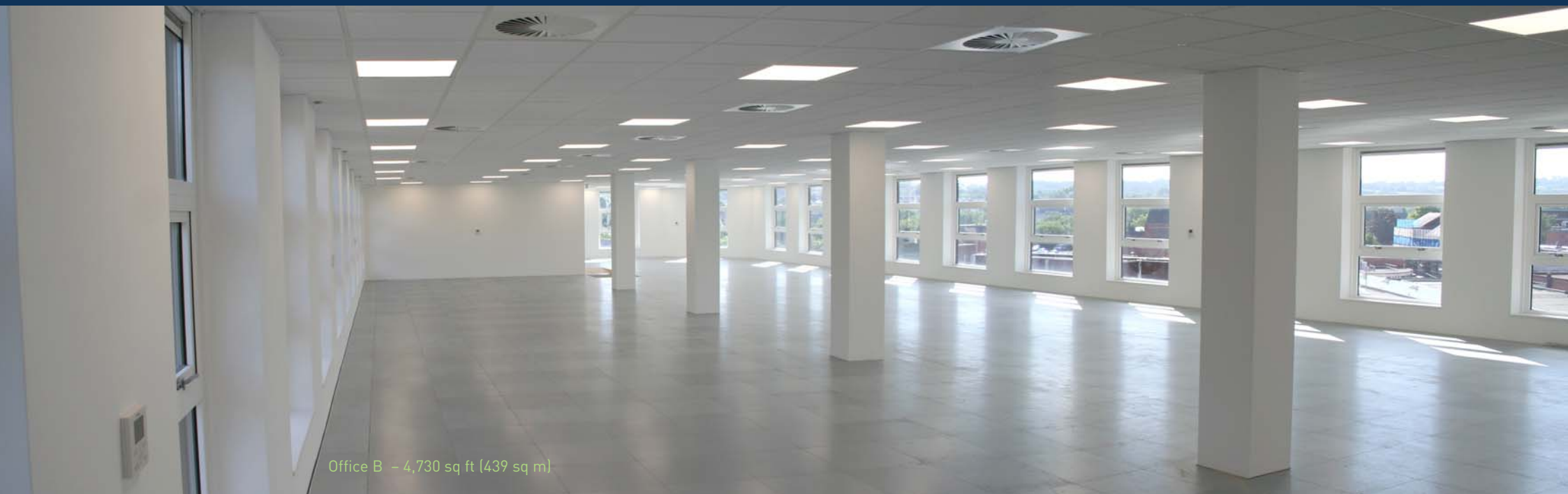
Third floor	sq ft	sq m
Office A	3,012	280
Office B	4,730	439
Combined office	7,742	719



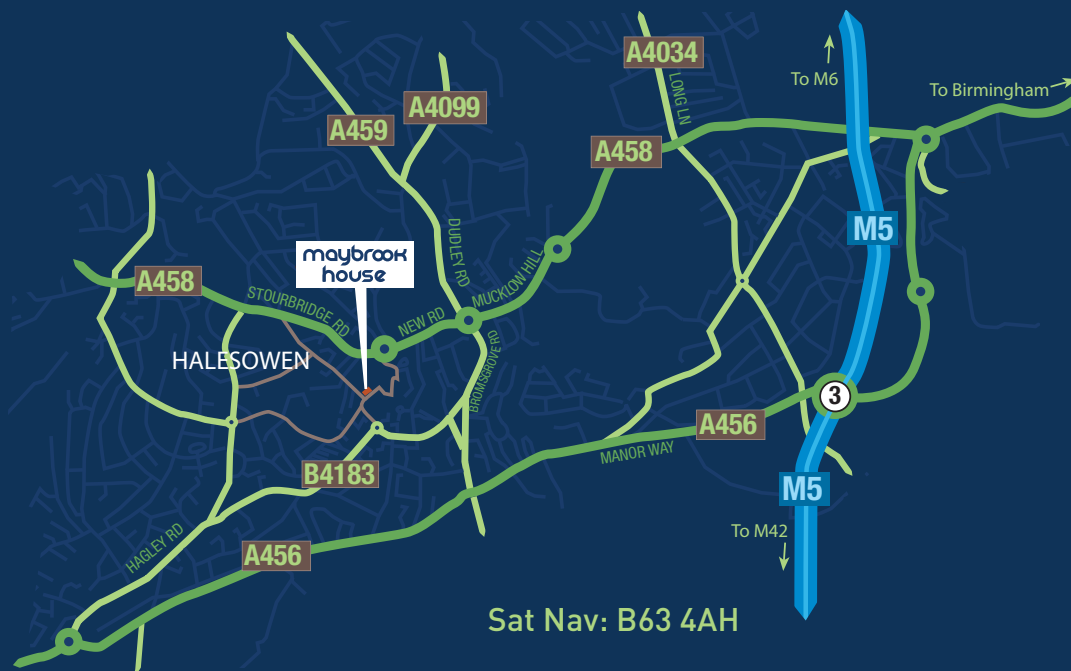
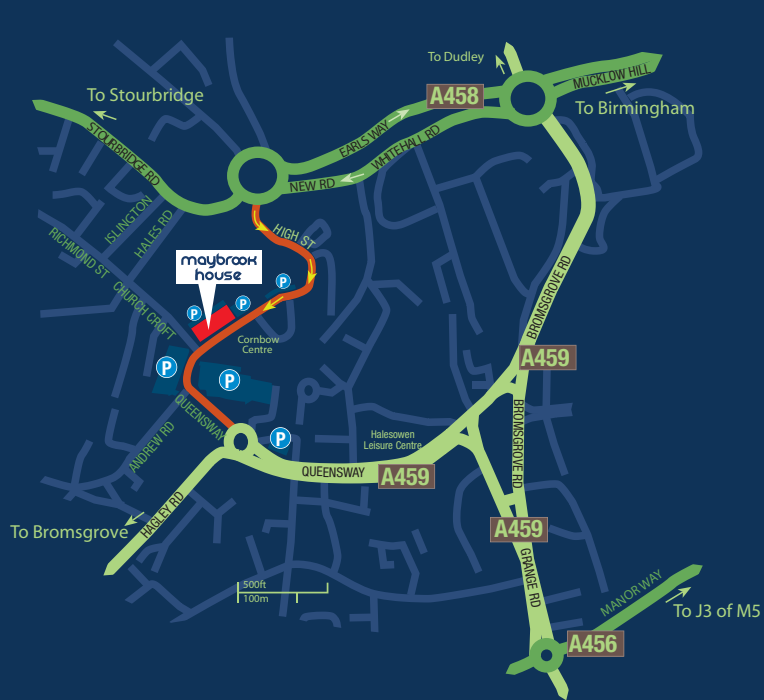




Office A - 3,012 sq ft (280 sq m)



Office B - 4,730 sq ft (439 sq m)



Travel times from

Maybrook House

	Distance	Time
Halesowen Town Centre	0	0
Cornbow Centre	60 metres	1 min
Halesowen Bus Station	30 metres	1 min
M5 Junction 3	1 miles	4 mins
Merry Hill Shopping Centre	5 miles	8 mins

Energy Performance Certificate

3rd Floor Office, Maybrook House, Queensway, Halesowen B63 4AH

**A** 0-25  
**B** 26-50 ← 28  
**C** 51-75  
**D** 76-100  
**E** 101-125  
**F** 126-150  
**G** Over 150



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