



Unit 9 Acorn Park, Vernon Road, Halesowen B62 8EG

## TO LET

INDUSTRIAL / WAREHOUSE

**Size**  
3,547 sq ft (330 sq m)

**Rent**  
£32,500 per annum exclusive

6.9 metres to underside of haunch

Internal two storey offices

Electrically operated roller shutter door

C.C.T.V. on estate

Modern, landscaped estate

Available June 2024

## Location

Acorn Park is close to Blackheath town centre, accessed off Vernon Road, just off the A4034, which leads south to the A456 Mucklow Hill and north to the Oldbury Road. Junctions 2 and 3 of the M5 Motorway are within say 3/ miles approx.

## Description

Constructed in 2007, the unit is of steel portal framed construction with brick/blockwork and profile metal walls surmounted by a pitched, insulated roof incorporating filon roof lights. Height to underside of haunch - 6.9 metres (22'8") approx. Access is via an electrically operated roller shutter door. The unit includes an internal two storey office block. The accomodation comprises of four offices, a kitchen and toilets to both floors. The specification includes external aluminum framed double glazed windows and suspended ceilings with concealed lighting.

The first floor offices provide direct access to a steel framed mezzanine floor which incorporates a works office/store and a toilet. Height to underside of mezzanine floor - 3.10 metres (10'3") approx.

Car parking is available to the front of the unit.

## Accommodation (Gross Internal Area) approx.

Warehouse/workshop	- 1,752 sq.ft. (162.78 sq.m.)
Offices	- 1,795 sq.ft. (166.80 sq.m.)
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Total	- 3,547 sq.ft. (329.58 sq.m.)
Mezzanine floor	- 1,214 sq.ft. (112.85 sq.m.) approx. (TBC).

## Services

All mains services are connected.

The offices include a gas fired central heating system.

## Lease Terms

Available with the benefit of a new lease on a full repairing and insuring basis for a term to be agreed.

## Rent

£32,500 per annum exclusive.

## V.A.T.

V.A.T. will be levied on the rent etc.

## Service Charge

An estate service charge covers security (C.C.T.V. and electrically operated gate) and the maintenance of the common areas of the estate.

## Rating Assessment

Rateable Value: £23,000.

U.B.R. - 51.2p in the £(2023/2024).

## Fixtures & Fittings

All usual tenants fixtures and fittings and those not mentioned in these particulars are expressly excluded from the letting.

## Energy Performed Certificate

EPC rating - C.

## Viewing

Strictly via the Sole Agents - Sellers Chartered Surveyors.

Matthew Pearcey - 07764 269803.

matthewpearcey@sellers-surveyors.co.uk

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