



Office 34B, The Old Woodyard, Hall Lane, Hagley DY9 9LG

**G HERBERT
BANKS**

EST. 1898

Office 34B, The Old Woodyard, Hall Lane, Hagley DY9 9LG

Open plan office to let within the historic Hagley Estate

- Open Plan office 474ft²
- Within the 250 Acre Hagley Hall Estate
- Excellent Road links to the A456, A491 and Junction 4 M5
- On site parking

West Hagley 1 * Stourbridge 3 * Halesowen 5
Jct4 M5 5 * Bromsgrove 8 * Birmingham 12 ½
Approximate Distance in Miles

Situation

The premises are located in the Old Woodyard, attached to Hagley Hall. Set within the grounds of this Grade I Listed Palladian Mansion. The position is adjacent to Hagley Cricket Club and St John The Baptist Church. With direct access into the 250 acre estate, nestled under the Clent Hills.

Hagley Hall Mews is approx. 1 mile northeast of West Hagley village, which is provided with a range of local shopping, restaurant and leisure facilities. Closer to hand is the Lyttleton Arms, which provides the ideal environment for entertainment. Road access is excellent from this position, with a direct route along the A456 to Birmingham and the A491 to Junction 4 of the M5 Motorway.

Description

Office 34B, The Old Woodyard is a ground floor office located within a courtyard setting. It is provided with open plan accommodation and W.C.

Accommodation

474 ft² (144.48m²)

There is a separate W.C. and external parking. Within the parking area there is also the availability of an electric vehicle charging point.

GENERAL INFORMATION

Tenure

The property is available with vacant possession to let on a full repairing and insuring lease for a term of 3 or 6 years.

Guide Rental

£8,058 plus VAT per annum

VAT

We are informed by the Landlord that the premises is subject to VAT.

Service Charge

There is an annual service charge of £948 plus VAT per annum.

Rating Assessment

In the current rating list the premises has a rateable value of £6,700.

Legal Costs

The ingoing tenant shall be responsible for the Landlords reasonable legal fees to an amount of £750 plus VAT.

Money Laundering

The successful tenant will be required to submit information to comply with money laundering regulations.

References

The successful applicant will need to provide satisfactory references and /or accounts, as appropriate.

Services

Mains electricity, drainage and water are connected to the premises.

Fixtures and Fittings

Any items of this nature not specifically mentioned within the confines of these sales particulars are to be excluded from the sale.

Local Authority

Bromsgrove District Council – Bromsgrove.gov.uk

Viewing

Via the Sole Agent's Great Witley Office
Tel: 01299 896968.
Contact: Nick Jethwa
Email: nj@gherbertbanks.co.uk

Contact: Adam Edwards
Email: adamedwards@hagleyhall.com
Tel: 01562 885 823

Directions

What3words:- ///during.exit.wooden for the car park.

Follow Hall Lane and into Hall Drive turning left into the car park at the end of the Mews.

FLOOR PLAN



CAR PARKING PLAN



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01299 896 968
info@gherbertbanks.co.uk
www.gherbertbanks.co.uk

The Estate Office, Hill House
Great Witley, Worcestershire WR6 6JB



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