



Scriven & Co.

Est. 1937

Commercial Lettings



Hales Court, Stourbridge Road, Halesowen, West Midlands, B63 3TT

£16,000 Per Annum



All Buildings Great & Small



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CoStar



LoopNet™



Ground Floor Office Suite - An opportunity to lease an impressive suite of offices of the edge of Halesowen town centre. Comprising 1,373 sq.ft. and 5 car parking spaces. EPC = 68 (C) - Valid until 1st April 2030

The accommodation is accessed from Stourbridge Road via a stepped entrance leading from the car park.

COMMUNAL ENTRANCE LOBBY: (shared with separate first floor office suite).

METER CUPBOARD:

MALE WASHROOM:

DISABLED TOILET:

RECEPTION OFFICE: 4.14m max x 5.97m

KITCHEN: 1.22m x 3.07m
With access to rear pathway/emergency fire escape route.

MEETING ROOM: 3.52m x 3.25m

GENERAL OFFICE: 10.82m max. x 9.61m max.
Incorporating partitioned office 3.17m x 3.00m

TOTAL USEABLE INTERNAL FLOOR AREA 127.63 sq.m.
(1,373 sq.ft.)

LEASE TERM:
By negotiation.

REPAIRING LIABILITY:
The tenant will be responsible for internal repairs, reimbursement of insurance premium and payment of rates.

SERVICES AND APPLIANCES:
There is a gas central heating system provided by a wall mounted boiler in the kitchen.

A fire alarm system and security system are situated in the communal entrance hall and serve both ground floor and separate first floor accommodation.

The agent has not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify they are in working order or fit for their purpose. The prospective tenant is advised to obtain verification from their solicitor or surveyor.

RATING ASSESSMENT:
Rateable Value: April 2023 £15,000
Where provided the Agent has made a verbal enquiry with the Local Authority and this information should be verified by interested parties making their own enquiries.

LEASE:
Length of term is by negotiation. The Agent has not checked the legal documentation to verify the legal status of the property or validity of any guarantee. A tenant must assume the information is incorrect until it has been verified by their own solicitors.

LEGAL COSTS:
Each party to be responsible for their own legal costs.

VAT:
We are advised that the property has been registered for VAT and therefore VAT will be payable by the tenant in addition to the rent.

VIEWING:
Strictly by prior appointment via Agent who will accompany prospective tenants around the property.

Satisfactory bank and trade references will also be required.

MONEY LAUNDERING REGULATIONS:

In order to comply with Money Laundering Regulations, all prospective purchasers are required to provide the following:
1. Satisfactory photographic identification. 2. Proof of address/residency. 3. Verification of the source of purchase funds including bank statements for deposits in order to purchase and copy of mortgage agreement in principle from the appropriate lender. In the absence of being able to provide appropriate physical copies of the above, Scriven & Co reserves the right to obtain electronic verification of identity.

EXTRA SERVICES:
By law, the agent must tell the client if the agent or any connected person intends to earn any commission or any other fees from offering or referring other services to the client or buyer. If the agent or any connected person earns money from any of these services or referrals the agent or the connected person would keep this commission or fee. Part of the payment for these extra services will be paid to the agent as a result of the referral.

Scriven & Co offers the following services and has the following referral arrangements in place:

Scriven & Co routinely refers sellers (and buyers) to Infinity Financial Advice. It is the clients' or buyers' decision whether to choose to deal with Infinity Financial Advice. Should the client or a buyer decide to use Infinity Financial Advice the client or buyer should know that Scriven & Co receive a payment from Infinity Financial Advice equating on average to a figure in the order of £200 per referral.

Scriven & Co routinely refers sellers (and buyers) to certain firms of solicitors/conveyancers. It is the clients' or buyers' decision whether to choose to deal with any of the referral companies. Should the client or a buyer decide to use any of these companies the client or buyer should know that Scriven & Co receive a payment from these companies equating to a figure in the order of £100-£200 per referral. We are informed that the solicitors/conveyancers are happy to pay this referral fee to ourselves as it significantly reduces the marketing costs that they have to allocate to sourcing new business. The referral fee is NOT added to the conveyancing charges that would ordinarily be quoted.

The agent routinely refers sellers (and buyers) to Warren's removals and storage. It is the clients' or buyers' decision whether to choose to deal with Warren's removals and

storage. Should the client or a buyer decide to use Warren's removals and storage the client or a buyer should know that the agent receives a referral fee to the value of £50 from them for recommending a client or buyer to them.

Find information about a property in England or Wales:

<https://search-property-information.service.gov.uk>

Mobile and broadband checker: If mobile coverage and broadband speed is an important issue we would suggest checking with:

<https://checker.ofcom.org.uk>

Flooding: If you wish to check flooding information in respect of the property, the following may be of assistance:

<https://www.gov.uk/request-flooding-history>

Long term flood risk check of an area in England:

<https://www.gov.uk/check-long-term-flood-risk>

Service provider information: we would suggest the following:

Gas supply:

<https://www.ofgem.gov.uk/information-consumers/energy-advice-households/finding-your-energy-supplier-or-network-operator>

<https://www.findmysupplier.energy>

Electric supply:

<https://www.energynetworks.org/customers/find-my-network-operator>

<https://www.nationalgrid.co.uk>

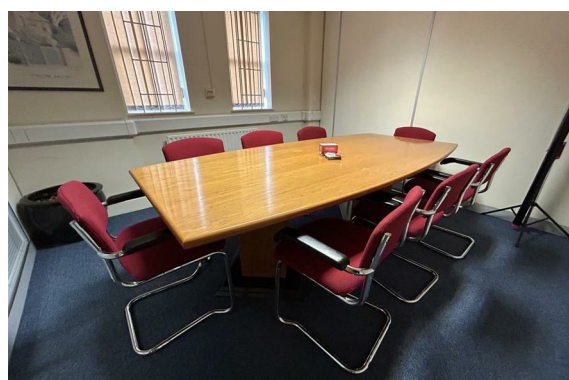
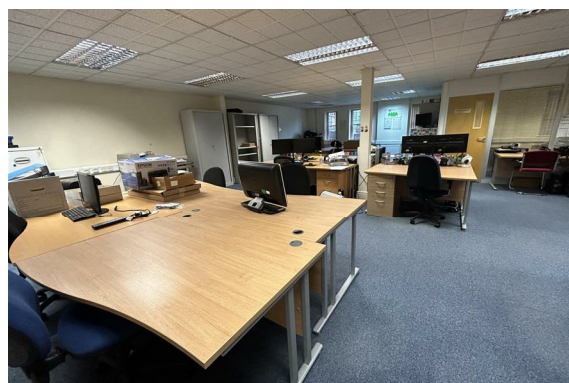
Water supplier:

<https://www.ofwat.gov.uk/households/your-water-company>

<https://www.water.org.uk/customers/find-your-supplier>

Consumer code for house builders:

<https://consumercode.co.uk>



Important notices

The Consumer Protection from Unfair Trading Regulations 2008 and the Business Protection from Misleading Marketing Regulations 2008 : Nothing concerning the type of construction or the condition of the structure is to be implied from the photograph (or artists impression) of the property. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. Certain items may however be available by separate negotiation. The measurements supplied are for general guidance, and as such must be considered as incorrect. A buyer is advised to re-check the measurements themselves before committing themselves to any expense. The Agent has not tested any apparatus, equipment, fixtures, fittings or services, and so does not verify they are in working order, fit for their purpose, or within ownership of the sellers, therefore the buyer must assume the information given is incorrect. Neither has the Agent checked the legal documentation to verify legal status of the property or validity of any guarantee. A buyer must assume the information is incorrect, until it has been verified by their own solicitors. The sales particulars may change in the course of time, and any interested party is advised to make final inspection of the property prior to exchange of contracts. A buyer must check the availability of any property and make an appointment to view before embarking on any journey to see a property. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Any reference to alterations to, or use of any part of the property, is not a statement that any necessary planning, building regulation or other consent has been obtained. A buyer must assume the information is incorrect until it has been verified by their own solicitors. **VAT**: All figures quoted are exclusive of VAT where applicable. **Rating Assessments** : Where provided the Agent has made a verbal enquiry with the Local Authority and this information should be verified by interested parties making their own enquiries.

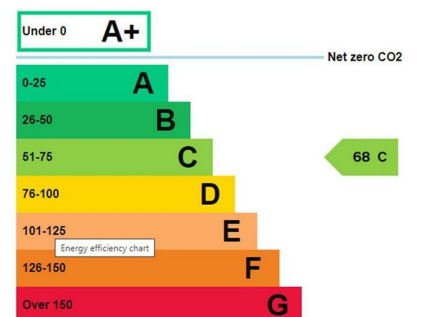
Misrepresentation Act 1967 : These details are prepared as a general guide only, and should not be relied upon as a basis to enter into a legal contract, or to commit expenditure. An interested party should consult their own surveyor, solicitor or other professionals before committing themselves to any expenditure or other legal commitments. If any interested party wishes to rely upon any information from the Agent, then a request should be made and specific written confirmation can be provided. The Agent will not be responsible for any verbal statement made by any member of staff, as only a specific written confirmation should be relied upon. The Agent will not be responsible for any loss other than when specific written confirmation has been requested. (REV02:10/13).



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- Tel: 0121 422 4011
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- www.scriven.co.uk
- Regulated By RICS



This property's energy rating is C.



Properties get a rating from A+ (best) to G (worst) and a score.

Property Reference: 18628748