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The Lee, Shaw Partnership

VALUE. SELL. LET.

Unit 1, The Stables

Wassell Grove Lane, Hagley, DY9 9JH

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Sales and Lettings- Unit 1, The Stables, Wassell Grove Lane, Hagley, DY9 9JH

A stylish self contained office building for sale or to let providing 2051 sqft (190.5 sqm) Net internal area together with parking.

Description:
Stylish lifestyle offices arranged over 2 floors with air conditioning, rural location with good motorway access and proximity to Birmingham.

Location:
Located between Hagley and Halesowen, close to Hagley Golf and Country Club, and Halesowen Rugby Club in a rural setting with countryside views, but with the benefit of excellent dual carriageway links to Junction 3 of the M5 motorway and easy access by way of Hagley Road to the centre of Birmingham. There are train stations at both Hagley and Stourbridge.

Description:
The front entrance gives access to a ground floor open plan office space, with staircase to the first floor.

Ground Floor:
Open plan office with private partitioned office, Gents WC/ shower room, kitchenette area for tea making facilities and under stairs cupboard.

First Floor:
The staircase leads to a small waiting/ reception area. The modern first floor open plan office provides bright accommodation with an attractive vaulted ceiling with roof windows and arched feature window. There are two partitioned private offices.

Office furniture is available if required.

Accommodation:
Ground floor 1207 sqft (112.1sqm) Net internal area.

First floor 844 sqft (78.4sqm) Net internal area.
Total 2051 sqft (190.5sqm) net internal area.

Services:
Mains electricity, with air conditioning.
Mains water and drainage to septic tank with shared costs of emptying.
There is an ADT alarm system which is monitored.
Ample on site car parking exists in conjunction the other office units.


Restore

Business rates:
Rateable value £28,250.00 in the current rating list effective from 1st April 2023

VAT:
The property is subject to VAT at the current rate which would be applicable to purchase price and rent.

Rental:
£20,500.00 pa exclusive of business rates plus VAT (£1,708.33 pcm plus VAT) service charge included.

For sale:
Property is available to purchase at a price guide of £325,000.00

Tenure:
The property is effectively a virtual freehold as it is subject to a 999 year lease from 20th November 2007. The lease is dated the 13th December 2007.

In addition the freehold interest is held by a management company where each of the 3 units have a 3rd of the shares.

ENERGY EFFICIENCY RATING

This property's energy rating is B.

Under 0	A+
Net zero CO2	
0-25	A
26-50	B
51-75	C
76-100	D
101-125	E
126-150	F
Over 150	G

35 B

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www.leeshaw.com

We don't sell houses, we sell **homes.**

SELLING AGENTS: THE LEE, SHAW PARTNERSHIP

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In accordance with The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, we are legally required to carry out anti-money laundering (AML) checks on all individuals purchasing a property. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks to include PEP and Sanctions chehttps://nisgroup.co.uk/wp-content/uploads/2025/08/TPOL_008-Complaints-Policy.pdfcks, biometric ID verification and verification of the source of purchase funds, on our behalf. Once an offer is agreed, Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £45 plus VAT will be charged (per individually named purchaser, including parties gifting deposits) for each AML check conducted, and Coadjute will handle the payment for this service. These (AML) checks must be completed before the property is marked as subject to contract and prior to issuing the memorandum of sale to the solicitors, to confirm the sale. Please contact the office if you have any questions in relation to this.