

TO LET

Two Storey Commercial Premises
2,359 Sq Ft (219.20 Sq M)



Blantyre House, 4 Barrack Lane,
Halesowen, B63 2UX



BLANTYRE HOUSE, 4 BARRACK LANE



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Blantyre House comprises a two storey commercial building, with a small garden/amenity area to the rear.

- 2,359 sq ft (219.20 sq m)
- Two storey building
- Central staircase/reception atrium
- Series of rooms arranged around front and sides of the atrium feature on both floors
- WC accommodation including a disabled facility
- Externally there is a small garden/amenity area to the rear
- Parking for three or four cars



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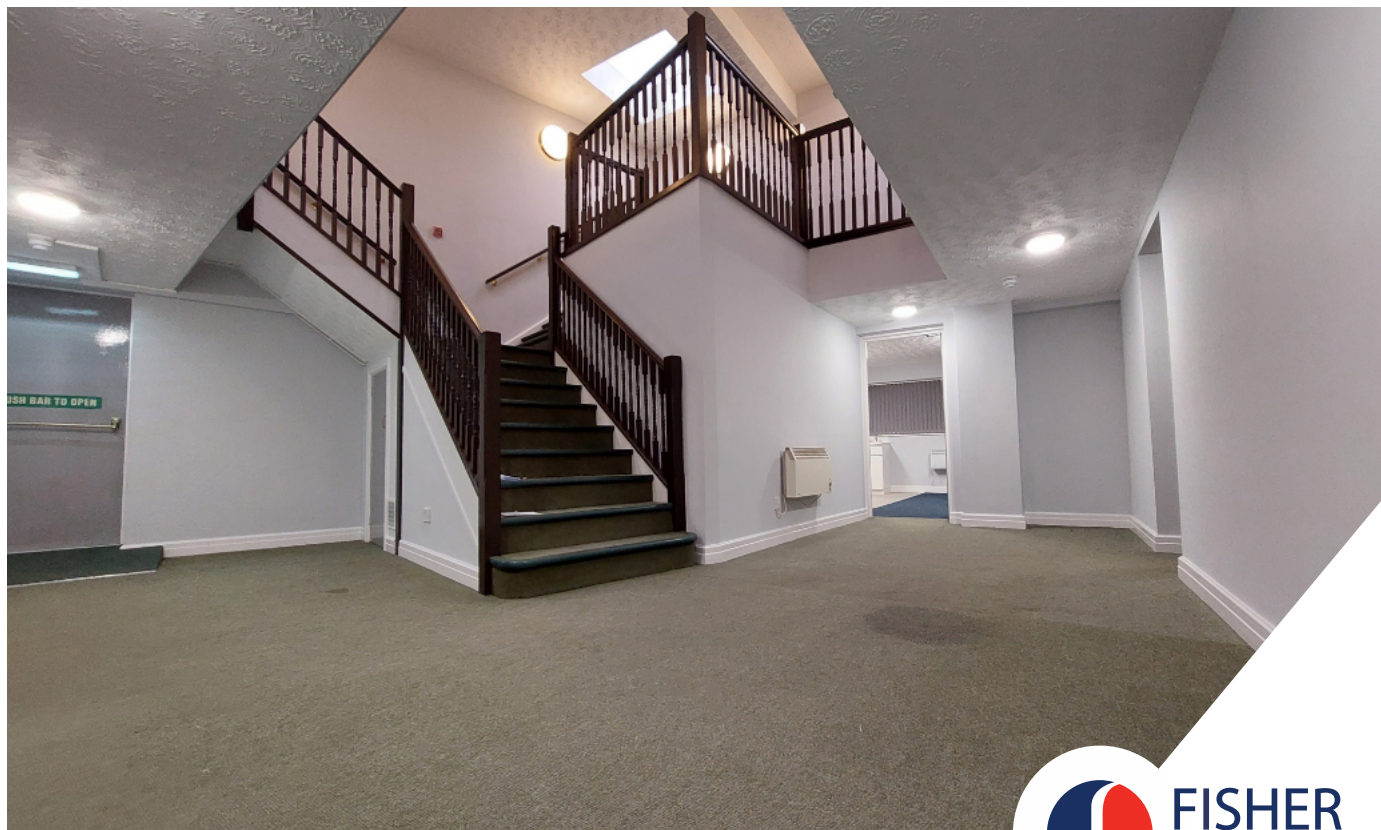
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Two storey office premises with small rear garden

Location

Blantyre House is situated on the eastern side of Barrack Lane, close to its junction with Park Road.

The property lies immediately south to The Widders Public House (the northern facing gable end adjoins the car park to the public house).

Birmingham city centre lies approximately 9.5 miles away in an easterly direction. The property is situated circa 2 miles to the west of Halesowen town centre. Brierley Hill, with its popular Merry Hill Shopping Centre is circa 2.3 miles to the north.

Description

The property comprises a two storey building of masonry construction with white rendered walls under a series of pitched tiled roofs. Internally, the property has a rear central staircase/reception atrium (roof light above). There are a series of rooms arranged around the front and sides of the atrium feature, on both floors.

The ground floor, accessed via a lobby area, is set out with a reception area, interview room and a general purpose classroom area. There is WC accommodation including a disabled facility.

The first floor comprises 5 rooms and a staffroom/kitchen area. There is some demountable partitioning. There could be 3 main rooms if this partitioning were to be removed.

Externally, there is a small garden/amenity area to the rear - this is enclosed/fenced, and is

accessed from a back door. On the southern flank of the property, there is a brick paved hard standing area (off Barrack Lane) suitable for parking three or four cars.

Current specification includes:

- Ceiling mounted lighting.
- Artex finished ceiling.
- Dado level perimeter trunking.
- Wall mounted electric heaters.
- Mostly carpeted floors.

Accommodation

Floor	Sq M	Sq Ft
Ground	107.6	1,158
First	111.60	1,201
Total	219.20	2,359

Rent

On application to the agent Fisher German.

Tenure

The property is available on a new full repairing and insuring lease for a negotiable term.

Business Rates

The occupier will be responsible for the payment of business rates.

Services

We understand that mains electricity and water are available and connected to the property.

We confirm we have not tested any of the service installations and any occupiers must satisfy themselves as to the state and condition of such items.

Legal Costs

Each party is to be responsible for its own legal costs incurred in this transaction.

EPC

Energy Performance Rating C.

Fixtures & Fittings

Any fixtures and fittings not expressly mentioned within these particulars are excluded from the letting.

Anti Money Laundering

The successful tenant will be required to submit information to comply with Anti Money Laundering Regulations.

VAT

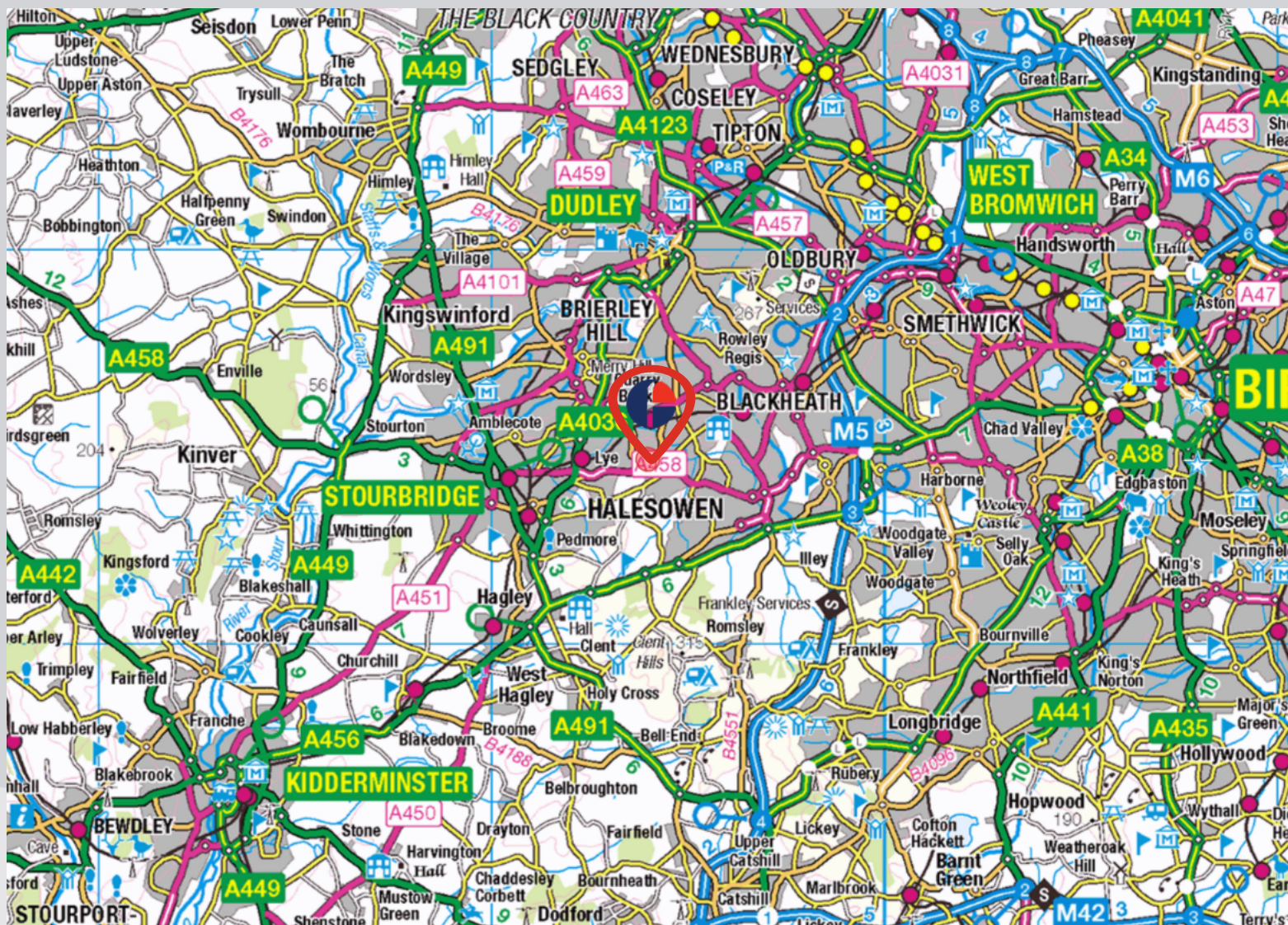
Unless otherwise stated, all prices and rents quoted are exclusive of Value Added Tax (VAT). Any intending tenant should satisfy themselves independently as to VAT in respect of this transaction.

Viewings

Strictly by prior arrangement with the agent.



BLANTYRE HOUSE, 4 BARRACK LANE



Approximate Travel Distances



Locations

- Halesowen - 2 miles
- Birmingham - 9.5 miles
- Merry Hill Centre - 2.3 miles



Nearest Station

- Cradley Heath - 1.1 miles



Nearest Airport

- Birmingham Int - 32.8 miles



Please Note

Fisher German LLP and its Joint Agents give notice that: 1. They have no authority to make or give any representation or warranty on any property whether on their own behalf or on behalf of their clients or otherwise. 2. They do not owe any duty of care to you and assume no responsibility for any statements, representations, warranties or otherwise made in the particulars and you should not rely on those in the particulars. 3. The particulars are produced in good faith are set out as a general guide only and do not constitute or form an offer or a contract or part thereof. 4. Any photographs, descriptions, plans, measurements, distances and any other details in the particulars are approximate estimates only taken as the property appeared at the time and should not be relied upon as factually accurate. 5. Fisher German assumes prospective purchasers/tenants have carried out inspections to satisfy themselves that the information in the particulars is correct. Particulars dated April 2022. Photographs dated November 2022.