



RENT - YEAR 1

£23,500

(per annum exclusive)



RATEABLE VALUE

£22,250



EPC RATING

C



Ground Floor, 2 St Kenelm Court
Steel Park Road, Halesowen, B62 8HD

Leasehold | Ground Floor Offices | 2,338 Sq Ft (217.20 Sq M)



TO LET



Location

The property is located on St Kenelm Court which forms part of Coombs Wood Business Park, Halesowen.

Halesowen town centre and Birmingham city centre are located approximately 1.5 and 7.5 miles distant respectively. National motorway access is provided by Junctions 2 and 3 of the M5 (within 3 miles distant).



Description

Constructed in 2006, St Kenelm Court comprises a contemporary office development with car parking and landscaped grounds.

The property comprises a two storey mid terrace office building. The ground floor provides a reception area with male and female WC facilities and direct access to open plan offices with a kitchen.

In terms of specification, the offices consist of:

- Suspended ceilings.
- LED lighting.
- Perimeter trunking.
- Gas central heating.

The reception area also provides access to the first floor which has been let separately.

Externally, 6 allocated car parking spaces are provided. Visitor and disabled car parking spaces are also provided for the shared use of all occupiers.



Accommodation

The accommodation has been measured on a Net Internal Area basis, the approximate area comprises:

Floor	Sq Ft	Sq M
Ground	2,338	217.20



Amenities



24/7 Access



Open Plan Offices



Kitchen



Allocated Parking



Disabled Access



Bike Park



Motorway



Further information

Terms

The property is available on a new full internal repairing and insuring lease for a term of years to be agreed.

Tenure

Leasehold.

Rent

Year 1 - £23,500 per annum exclusive.

Subsequent years - £28,000 per annum exclusive.

The rental concession, as detailed above, is based on the understanding a new lease for no less than 5 years is entered into.

Business Rates

Rateable Value: £22,250

Occupiers will be responsible for paying Business Rates direct to the local authority.

Services

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 to be responsible for their own legal costs incurred in this transaction.

Service Charge

A service charge is levied for the maintenance and up-keep of common areas. Further details are available upon request from the Agents.

EPC

The EPC rating is 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

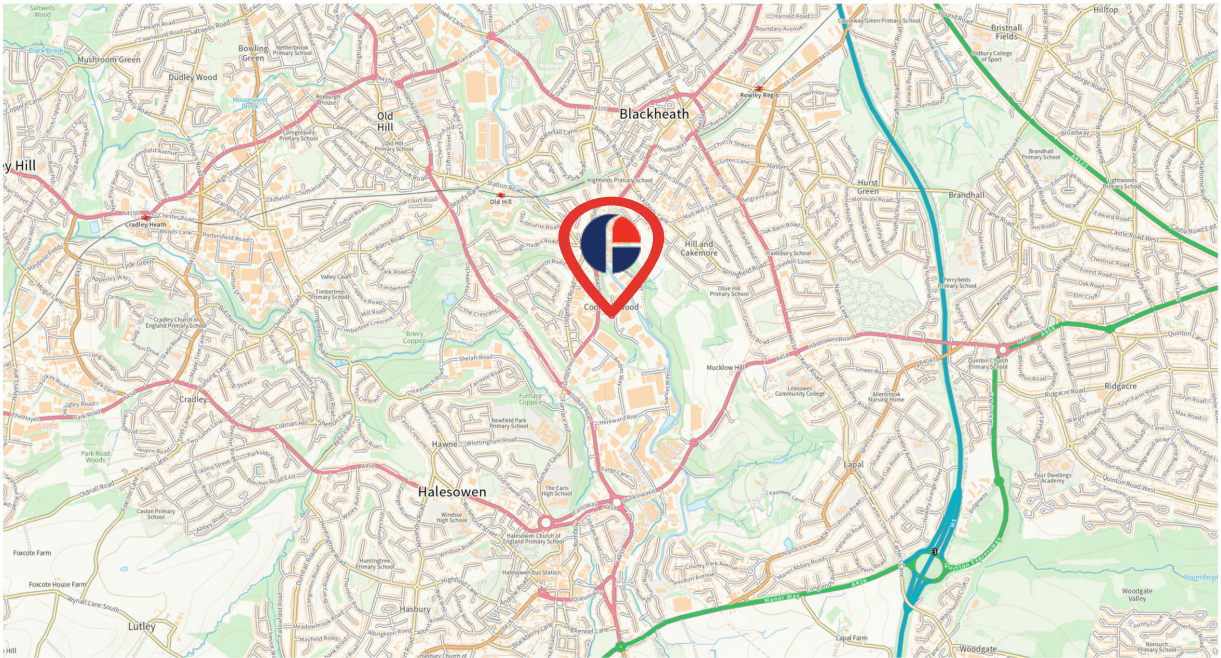
Strictly by prior arrangement with Fisher German or our joint agents:

Sellers 01384 456 789

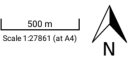
Harris Lamb 0121 455 9455



Ground Floor, 2 St Kenelm Court, Halesowen



Produced on Jul 3, 2023.
© Crown copyright and database right 2023 (licence number 100059532)



Approximate Travel Distances



Locations

- Junction 2 of M5 - 3 miles
- Junction 3 of M5 - 3.2 miles
- Birmingham - 9 miles



Nearest Station

- Old Hill - 0.8 miles



Nearest Airport

- Birmingham International - 17.5 miles



Viewings



Charles Warrack



0121 561 7885



07977 512 965



charles.warrack@fishergerman.co.uk



Chris Emes



N/A



07974 529 659



Chris.emes@fishergerman.co.uk

Or our joint agents:
Sellers 01384 456 789
Harris Lamb 0121 455 9455

fishergerman.co.uk



**FISHER
GERMAN**

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 October 2023. Photographs dated October 2023.