

**fisher  
german**

# First Floor, West Point

Mucklow Office Park, Mucklow Hill  
Halesowen, B62 8DY

Leasehold  
First Floor Office Accommodation

4,973 Sq Ft (462 Sq M)



**To Let | £65,000 pa**



Indicative photo showing similar Ground Floor before fit out undertaken

## Amenities



Open Plan



Raised Floors



Comfort Cooling



EV Charging Point



23 Parking Spaces



M5 J3

## First Floor, West Point

4,973 Sq Ft (462 Sq M)

### Description

West Point is a modern, three storey, self-contained office building built to a very high specification.

The first floor suite amounting to 4,973 sq ft (462 sq m) (net internal) provides an open plan environment (demountable meetings rooms are currently in situ) with a suspended ceiling, LED lighting and comfort cooling.

Specification includes:

- Raised floors
- Comfort cooling
- New LED lighting
- Male, female & disabled WC facilities on each floor
- EPC rating of C
- 23 car parking spaces
- One EV charging point

## Location

West Point is located within Mucklow Office Park on Mucklow Hill, one mile from Halesowen town centre in an elevated position looking over Leasowes Park and the Clent Hills.

Excellent motorway access is provided at Junction 3 of the M5 which is within two miles. Birmingham city centre is only 6 miles away. Quinton provides numerous local amenities within a short walking distance.

The property is well served by local bus routes offering links to Birmingham city centre and the Black Country.

## Accommodation

Description	Sq Ft	Sq M
First Floor	4,973	462

### Locations

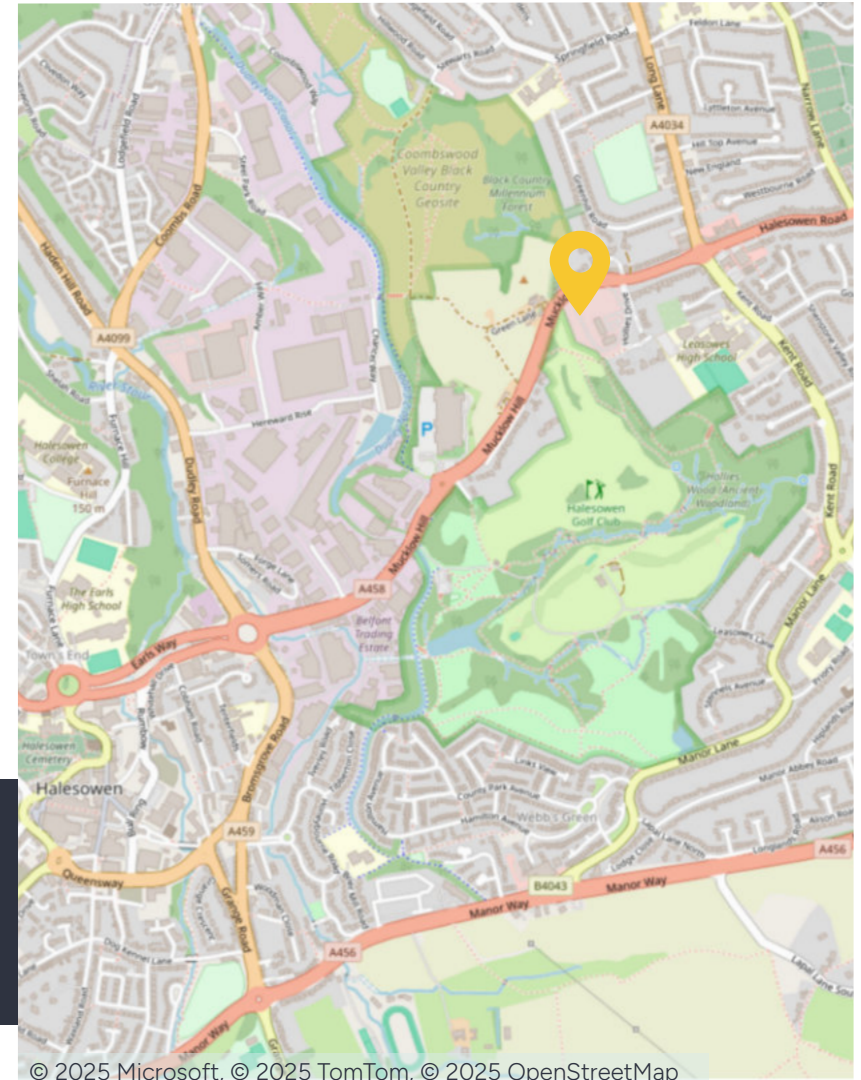
Halesowen: 1 mile  
Birmingham: 6 miles  
M5 J3: 2 miles

### Nearest station

Rowley Regis: 2.4 miles

### Nearest airport

Birmingham International: 16.1 miles



## Further information

### Rent

£65,000 per annum exclusive. Subject to Contract.

### Lease Terms

The accommodation is available to let on terms to be agreed.

Property available late June 2026 once the current lease has ended.

### Business Rates

The occupier will be responsible for paying business rates directly to the local authority.

### Car Parking

23 car parking spaces are allocated to this floor (1 space per 216 sq ft).

There is also one EV charging point available on site.

### EPC

The EPC rating is C.

### 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.

### Service Charge

A service charge will be levied to cover the cost of repair and maintenance of the exterior and common parts of the building. Further details upon request.

### Legal Costs

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

### 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.

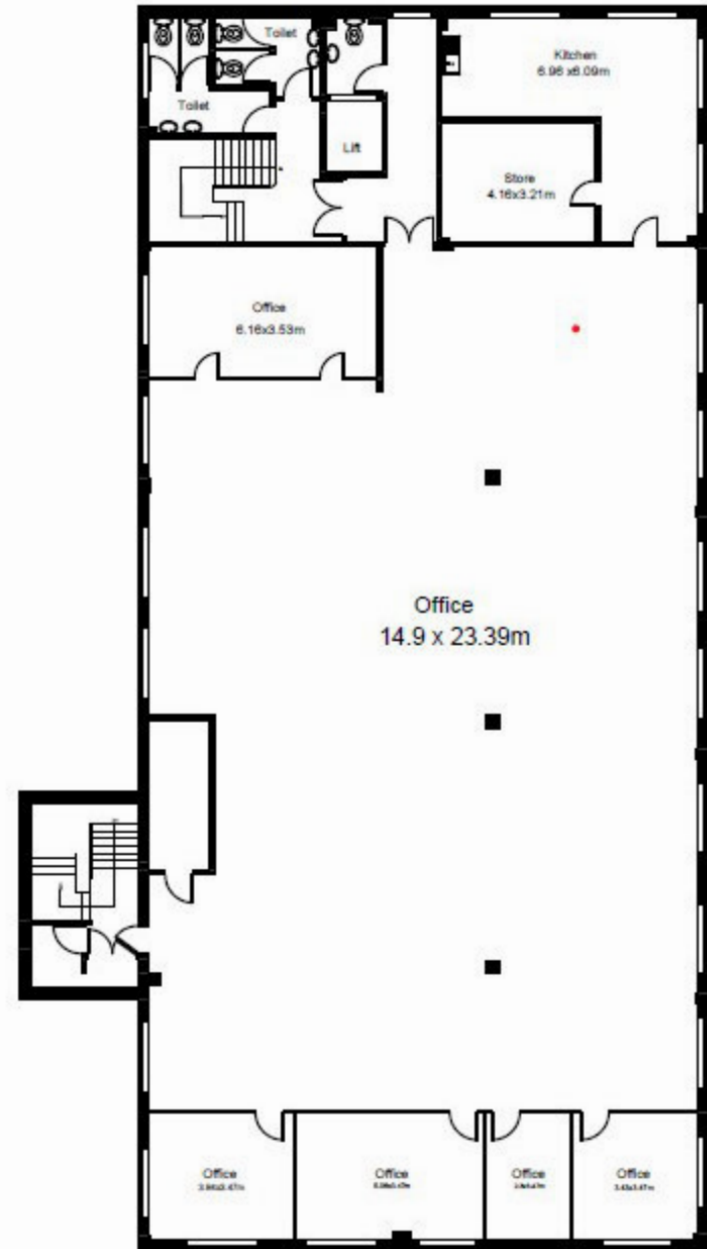
### VAT

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 sole agents.





First Floor

## Contact us

Viewings by appointment only.

To arrange a viewing, please contact:



**Charles Warrack**

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Particulars dated March 2026. Photographs dated March 2026.



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