

**fisher  
german**

# Centre Court

Vine Lane, Halesowen, B63 3EB

Leasehold  
Self Contained Office Premises

700 & 724 Sq Ft (65.03 & 67.26 Sq M)



**To Let**

Amenities



Leasehold



Car Parking



M5 J3



## Centre Court

700 & 724 Sq Ft (65.03 & 67.26 Sq M)

### Description

Modern self contained office accommodation.

Building 6A is a ground floor self contained office suite.

Building 8 is a two storey self contained office.

Externally the site is landscaped and benefits from security lighting and security fencing on three sides.

## Location

The property is located on Vine Lane, accessed directly from the main A459 Bromsgrove Road.

Halesowen town centre lies within walking distance and provides all required amenities, including banks, post office and a variety of cafes and restaurants.

Motorway access is provided at Junction 3 of the M5 and lies approximately two miles distant. The nearby A456 provides direct access into Birmingham city centre, whilst Dudley and the Black Country can be accessed via the adjacent A459.

## Accommodation

| Description     | Sq Ft | Sq M  |
|-----------------|-------|-------|
| 6A Centre Court | 724   | 67.26 |
| 8 Centre Court  | 700   | 65.03 |

### Locations

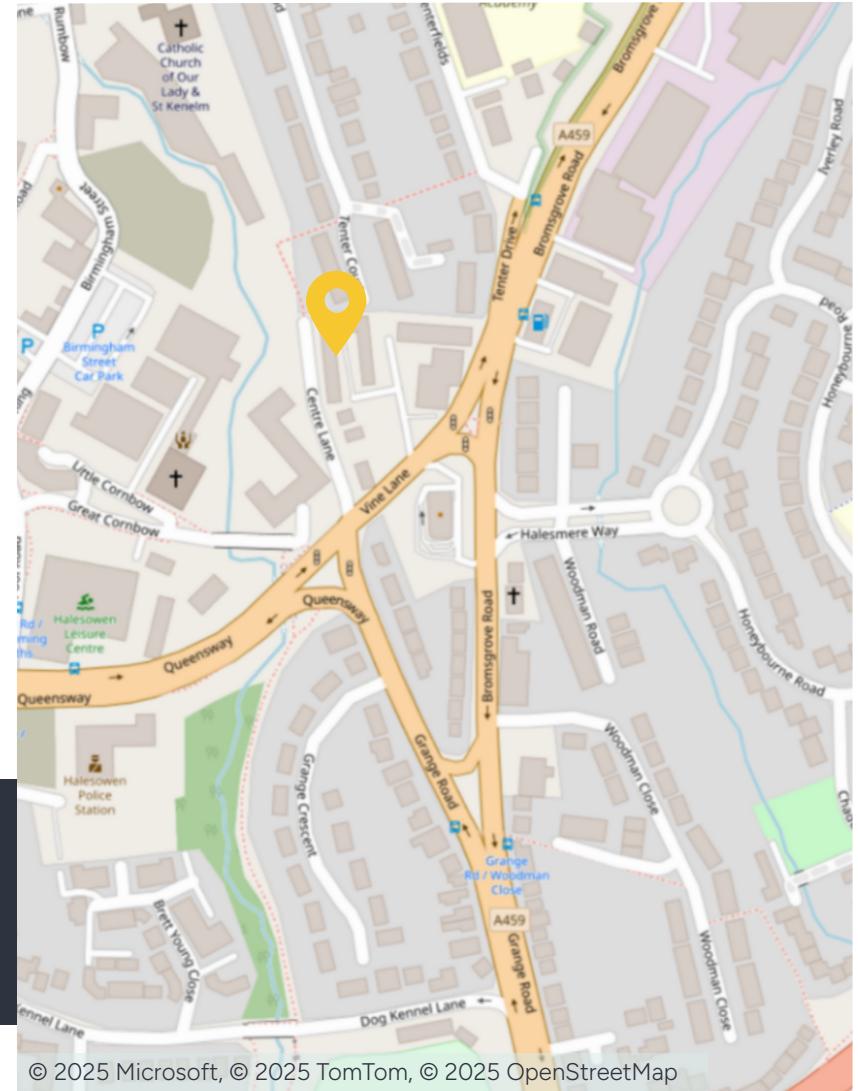
**Stourbridge:** 5.6 miles  
**Birmingham:** 9 miles  
**J3 M5:** 2 miles

### Nearest station

Old Hill: 2 miles

### Nearest airport

Birmingham International: 17.3 miles



## Further information

### Rent

Building 6A - £9,000 per annum exclusive of VAT. Subject to Contract.

Building 8 - £9,000 per annum exclusive of VAT. Subject to Contract.

### Tenure

The accommodation is available on new full repairing and insuring leases for a negotiable term.

### Car Parking

6A has one allocated parking space.

8 has two allocated parking spaces.

Additional spaces might be available at a separate cost.

### Business Rates

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

### Services

We are advised that electricity, gas, mains water and drainage are connected to the property.

We confirm we have not tested any of the service installations and any interested parties 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 payable in respect of the upkeep of the common parts.

### EPC

Energy Performance Rating of 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 sole agents.

# Contact us

Viewings by appointment only.

To arrange a viewing, please contact:



**Charles Warrack**

0121 561 7885

charles.warrack@fishergerman.co.uk



**Arjun Delay**

0121 561 7884

arjun.delay@fishergerman.co.uk

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 2025. Photographs dated April 2023.