

**fisher
german**

Ground Floor, Neville House

Steel Park Road, Halesowen, B62 8HD

1,750 - 4,883 Sq Ft (162.57 - 453.67 Sq M)

Leasehold
Ground Floor Offices
Rent Incentives Available



To Let



Ground Floor, Neville House

1,750 - 4,883 Sq Ft (162.57 - 453.67 Sq M)

Description

The property comprises a stand alone two storey office building of brick construction surmounted by a tiled roof built in 2004.

Internally the building is split into four wings comprising open plan office accommodation, finished to a good standard.

The property benefits from the following:-

- Receptionist.
- Lift access.
- Floor boxes/perimeter trunking.
- Central heating.
- Air conditioning.
- Suspended ceilings with recessed LED.
- Lighting.
- Male, female and disabled WCs.

Externally the building sits within landscaped grounds with an immediately adjacent car park area.

Amenities



Air Con



Car Parking



Reception



Open Plan



Raised Floor



Prestigious Entrance

Location

The property is located on the popular Coombs Wood Business Park in Halesowen, a small office campus development with buildings ranging from 2,000 sq ft to 10,000 sq ft.

Access to the M5 Motorway is excellent, with both Junctions 2 and 3 of the M5 being approximately 3 miles distant.

Accommodation

Description	Sq Ft	Sq M
Ground Floor, Right Hand Side	2,640	245.29
Ground Floor, Left Hand Side	2,243	208.38
Total	4,883	453.67

Each suite is available separately or as a whole.

For the 2,243 sq ft suite, a rent based on 1,750 sq ft will be considered subject to terms/contract.

Locations

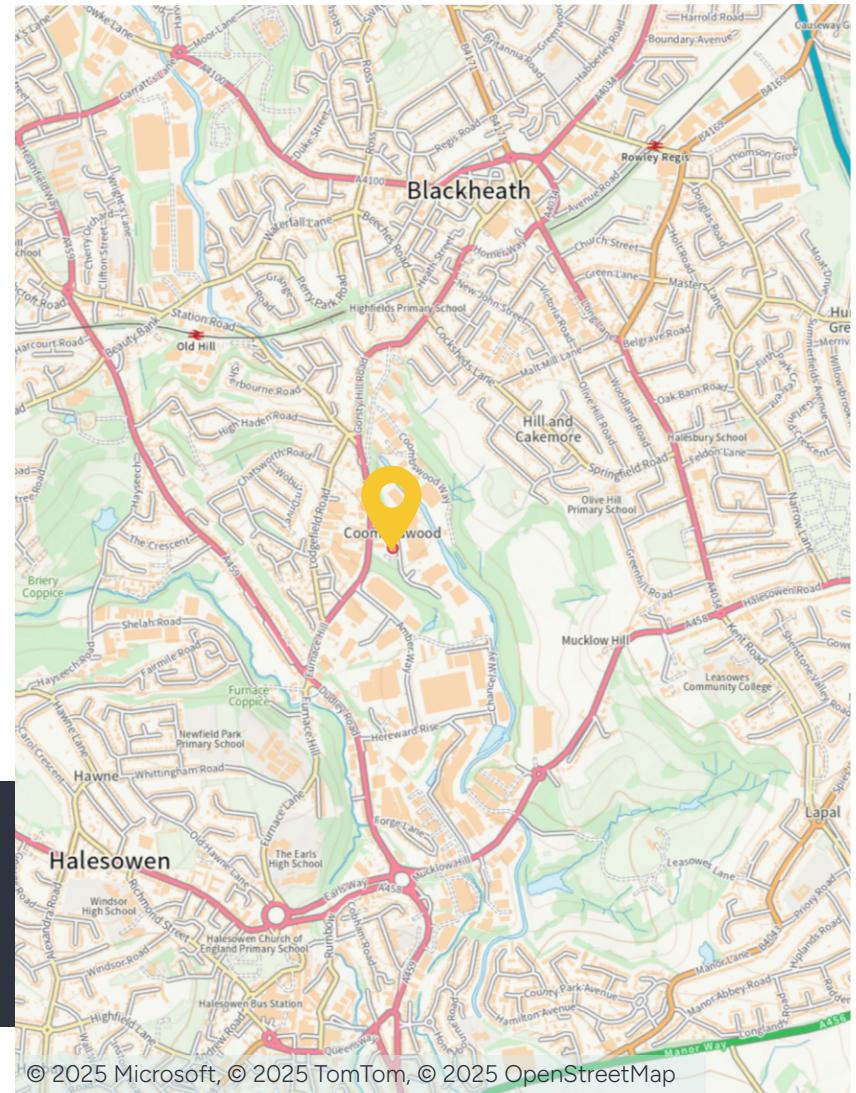
M5 Junction 2: 3 miles
M5 Junction 3: 3.2 miles
Birmingham: 9 miles

Nearest station

Old Hill: 0.8 miles

Nearest airport

Birmingham International: 17.5 miles



Further information

Tenure

Leasehold.

The suites are available on new full repairing and insuring leases.

Rent

Rent on application.

Each suite is available separately or as a whole.

For the 2,243 sq ft suite, a rent based on 1,750 sq ft will be considered subject to terms/contract.

Rent free/incentives available subject to terms/contract.

Business Rates

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

Services

We are advised that gas, electricity, mains water and drainage are 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 to be responsible for their own legal costs incurred in this transaction.

Service Charge

A variable service charge is levied to cover the cost for maintenance of the common areas and the maintenance of the estate in general.

EPC

The EPC rating is C.

Car Parking

Ground (RHS): 7 parking spaces.
Ground (LHS): 6 parking spaces.

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

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Particulars dated August 2025. Photographs dated September 2023 & 2018.