

INDUSTRIAL, WAREHOUSE | TO LET

[VIEW ONLINE](#)



UNIT 2, BOROUGH COURT, GRAMMAR SCHOOL LANE, HALESOWEN, B63 3SW

2,650 SQ FT (246.19 SQ M)

SIDDALL JONES
COMMERCIAL PROPERTY CONSULTANCY

Industrial/Warehouse Unit Located Close to Halesowen Town Centre and Junction 3 of the M5 Motorway.

- Ground and First Floor Offices
 - 3 Parking Spaces
 - Roller Shutter Door Access
 - Reception
 - W/C & Kitchenette Facilities
 - Prominent Location- Walking Distance of Halesowen Town Centre
 - Close to Junction 3 of the M5 Motorway
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DESCRIPTION

The property provides ground floor warehouse/ industrial accommodation with offices, WC and kitchen facilities.

At present the majority of the warehouse area is carpeted and has a suspended ceiling and could therefore be used for showroom, storage or office accommodation. If the suspended ceiling was removed, this would provide a clear height of 4 metres.

The warehouse is accessed via a single loading door (2.44 m wide and 2.14 m high) to the front elevation, with a separate pedestrian door to the offices.

There are two staircases to the first floor offices which provides additional partitioned office accommodation. The property is heated and lit and has the benefit of a 3 phase electricity supply, security alarm and security shutters to the ground floor doors and windows.

Externally the property has access to the loading door and three car parking spaces.

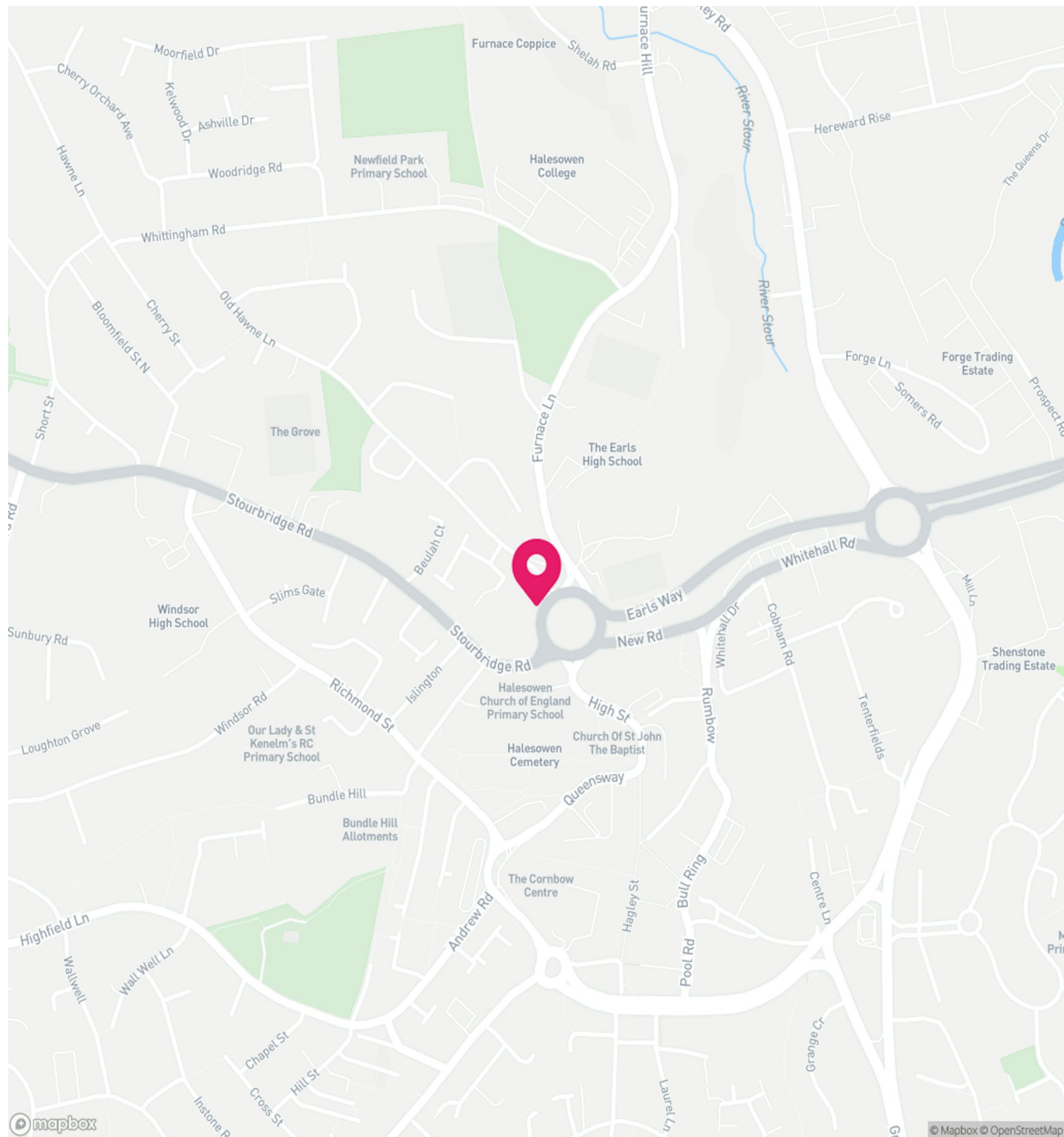


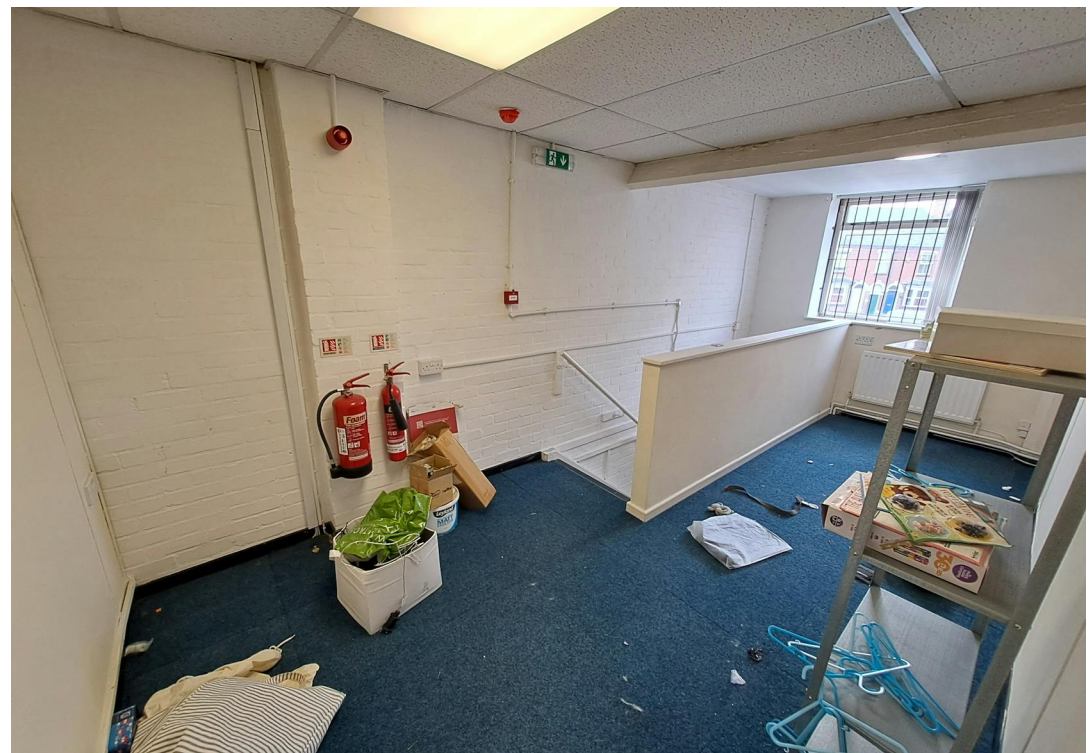
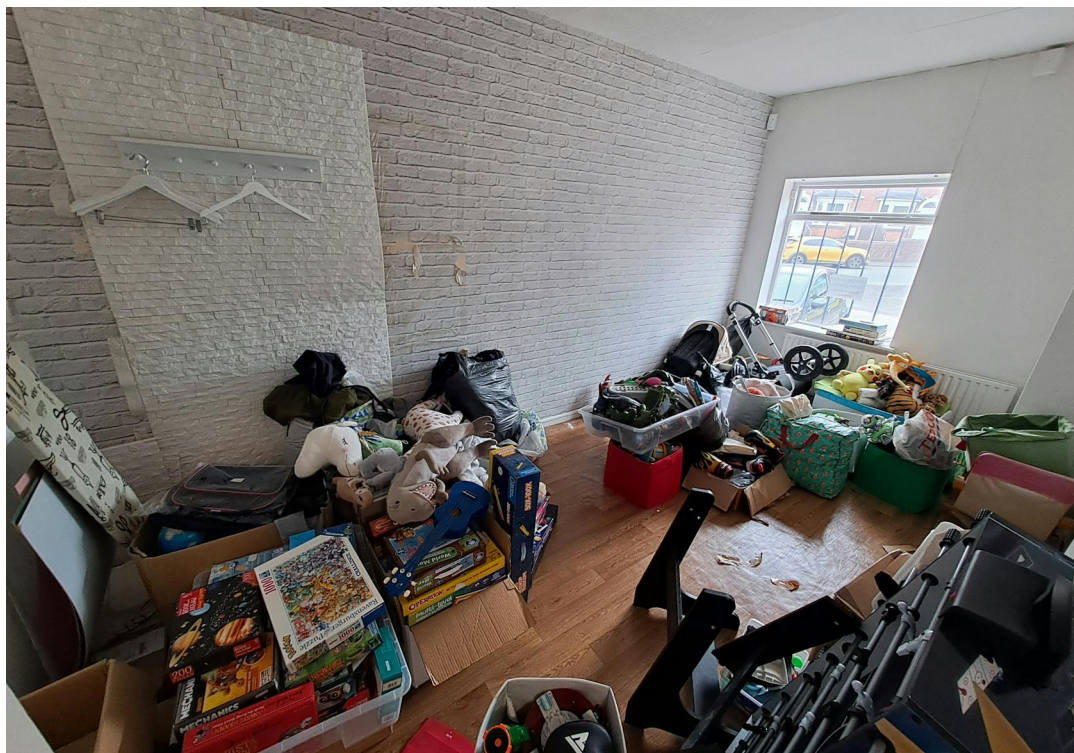
LOCATION

Borough Court provides a small commercial estate benefiting from prominence to the A458 roundabout, providing access to Stourbridge Road/High Street Halesowen and Earls Way.

Access to the motorway network is via Junction 3 of the M5, approximately 2 miles distant.

Occupiers on the estate include accountants, a printers and a gym.







AVAILABILITY

Name	sq ft	sq m	Availability
Ground - Warehouse/ Offices	2,050	190.45	Available
1st	600	55.74	Available
Total	2,650	246.19	

SERVICES

We understand that mains services are available to the unit, namely mains water, 3 phase electricity and mains drainage.

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 is payable in respect of the upkeep of the common parts. Further details available from the agents.

FIXTURES & FITTINGS

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

AVAILABILITY

Available from August 2026.

RATEABLE VALUE

£12,250. The unit may qualify for Small Business Rates Relief, subject to tenant eligibility. Please make enquiries with the relevant Local Authority

VAT

To be confirmed

LEGAL FEES

Each party to bear their own costs

RENT

£16,500 per annum On a new lease with length and terms to be agreed

EPC

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ANTI MONEY LAUNDERING

The successful applicant will be required to provide two forms of ID and proof/source of funds, to satisfy anti-money laundering protocols.

VIEWINGS

Viewings are strictly via the letting agent Siddall Jones.

CONTACT



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