

OFFICE | TO LET

[VIEW ONLINE](#)



FIRST FLOOR OFFICES AT 7 QUEENSWAY, HALESOWEN, B63 4AB

1,500 SQ FT (139.35 SQ M)

SIDDALL JONES
COMMERCIAL PROPERTY CONSULTANCY

Fully Refurbished First Floor Self Contained
Offices in Halesowen Town Centre

- Fully Refurbished
 - A Mix of Open Plan and Cellular Space
 - 5 Car Parking Spaces
 - Shower and Drying Facilities
 - Fitted Kitchen
 - Self Contained
 - Town Centre Location
-



DESCRIPTION

The property is accessed via a large and welcoming ground floor reception area, with a single flight of stairs leading to a generous landing with storage off. The property also benefits from 5 car parking spaces.

The first floor has been comprehensively refurbished throughout and is arranged to provide an impressive open-plan office area with an integrated kitchen and newly installed toilet facilities.

The accommodation benefits from:

- Carpet flooring to the main office area and laminate flooring within the WCs
- New UPVC double-glazed windows
- Emulsion-coated walls and suspended ceilings with inset LED lighting on PIR sensors
- Perimeter power and data cabling
- Gas-fired central heating
- Fitted window blinds

At the far end of the open-plan office is a large boardroom, which in turn connects to a private office suitable for two people, also accessible directly from the main office area.

An additional large office, previously used as a breakout or casual meeting area is also provided along with a modern shower room with fitted cubicle.

Overall, the property presents extremely well, finished to a high standard throughout, and is ideally positioned in the heart of Halesowen town centre.

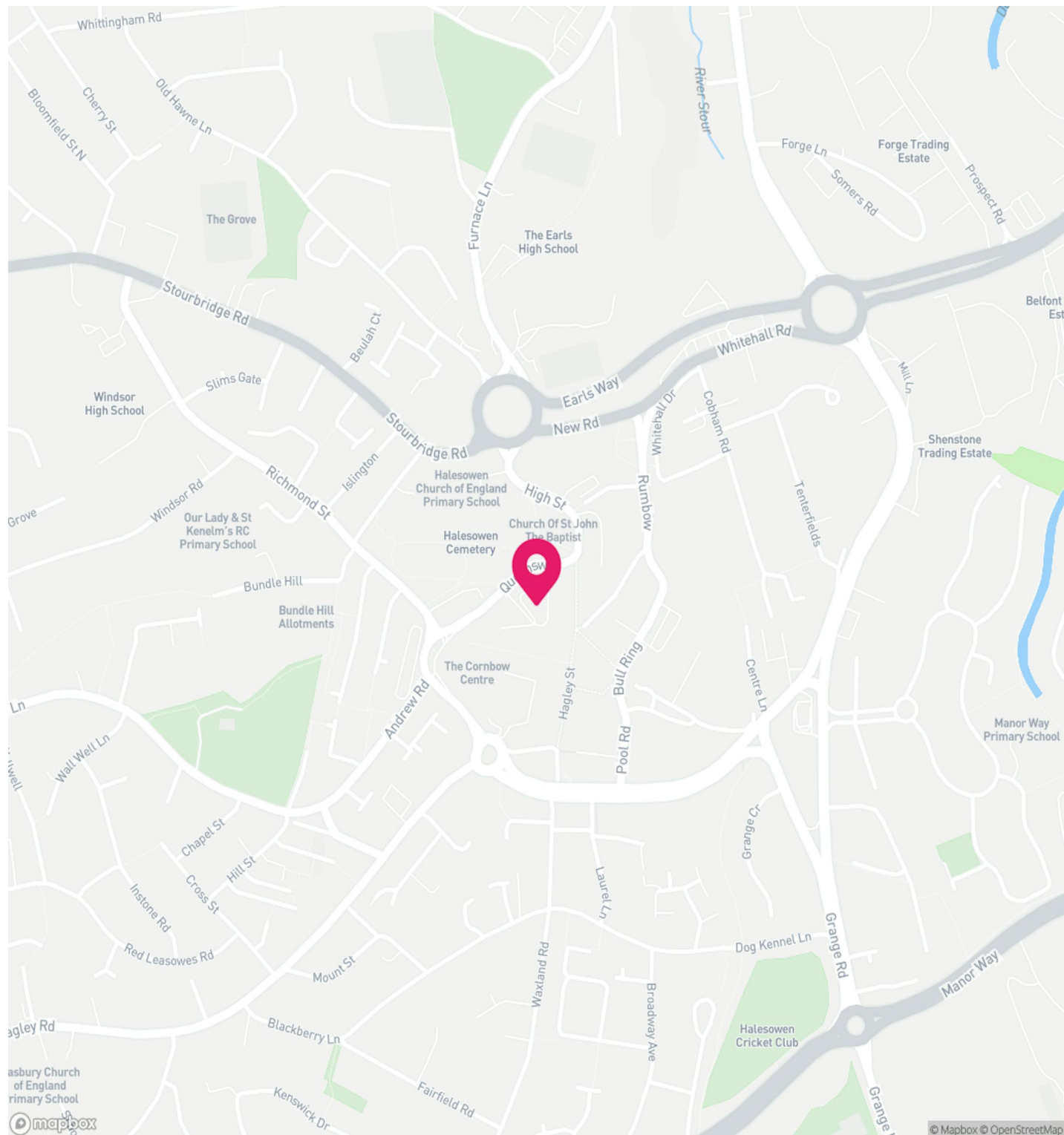


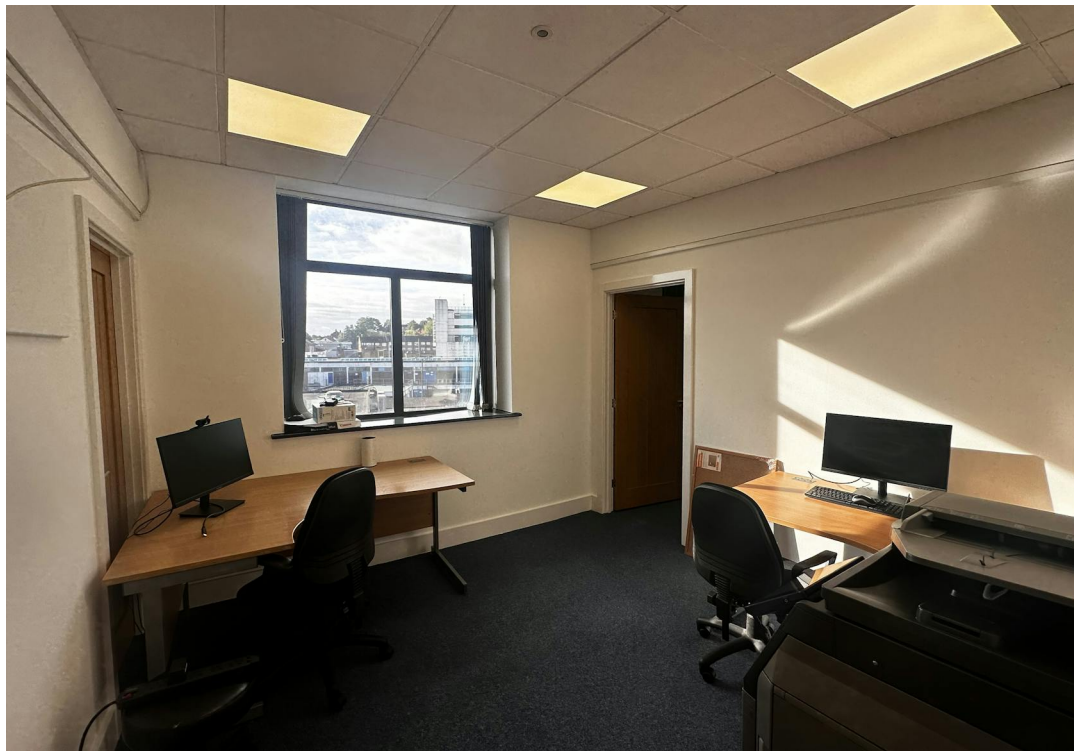
LOCATION

The property is located in the heart of Halesowen town centre, close the new bus station and secure multi-storey car park.

Its central location means that all town centre amenities are within easy walking distance. Halesowen is situated in the heart of the Black Country with Cradley Heath 3 miles to the North, Stourbridge 5 miles to the West and Birmingham 8 miles to the East.

J3 of the M5 is approximately one mile to the West which gives access to the National and Midland's motorway network.





SERVICES

We understand that the building has the benefit of all main services connected on, or adjacent to the subject property.

The agent has not tested the suitability of the connections and recommends that all interested parties carry out their own investigations as to their suitability.

ENERGY PERFORMANCE CERTIFICATE

Available upon request from the agent.

CAR PARKING

The property benefits from 5 car parking spaces

RATEABLE VALUE

£5,700. We understand the property will qualify for Small Business Rates Relief

VAT

To be confirmed

LEASE

The property is available to let on a new lease with length to be agreed.

RENT

£19,000 per annum

POSSESSION

The property is immediately available following the completion of legal formalities.

EPC

C (72)

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



Edward Siddall-Jones

0121 638 0500
edward@siddalljones.com



Scott Rawlings

0121 638 0500
scott@siddalljones.com

The above information contained within this brochure is subject to contract. These particulars are for general information only and do not constitute any part of an offer or contract. All statements contained therein are made without responsibility on the part of the vendors or lessors and are not to be relied upon as statement or representation of fact. Intending purchasers or lessees must satisfy themselves, by inspection, or otherwise, as to the correctness of each of the statements of dimensions contained in these particulars. Generated on 21/10/2025

SIDDALL JONES

COMMERCIAL PROPERTY CONSULTANCY



[SIDDALLJONES.COM](https://siddalljones.com)