

217 Long Lane, Halesowen, West Midlands, B62 9JT



SIDDALL JONES
COMMERCIAL PROPERTY CONSULTANCY

TO LET

Detached Office Premises with Car Parking

Net Internal Area: 1,300 ft² (120.77 m²)

Location

The property is predominantly situated along (A4034) Long Lane close to its junction with the (A458) at Mucklow Hill roundabout linking Birmingham with Stourbridge.

Communication links are excellent with major road networks and J3 of the M5 motorway all within close proximity.

The immediate area is well serviced by public transport with regular bus routes and Rowley Regis train station within close proximity.

Description

The property comprises a detached two storey office building set back off Long Lane.

The ground floor comprises an entrance lobby area with toilet facilities off. Two large offices are provided at ground floor with storage.

The first floor comprises a large open plan office area spanning the rear of the property and another sizable office to the front. Further storage is also provided along with a spacious kitchen.

The property benefits from carpet flooring throughout, double glazed windows, gas fired central heating, window blinds and perimeter power and data.

Externally the property benefits from generous forecourt car parking.

Accommodation

Total (NIA) 1,300 ft² (120.77 m²) approx.

Rental / Terms

The property is available to let on a new lease with length to be agreed at £12,000 per annum.

VAT

We understand VAT is not payable.

Business Rates

We understand the property qualifies for exemption under small business rates relief, subject to tenant's eligibility.

Energy Performance Certificate (EPC)

A copy of the Energy Performance Certificate can be made available upon request.

Services

We understand all mains services are available to the property.

Please note, none of the services have been tested in the property and interested parties should satisfy themselves as to their suitability.

Legal Costs

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

A standard lease agreement will be prepared by the landlord at no cost to the tenant.

Anti-Money Laundering

In accordance with Anti-Money Laundering Regulations, two forms of ID and confirmation of the source of funding will be required from the successful applicant.

Availability

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

Viewings

Strictly by appointment with the sole agent Siddall Jones on **0121 638 0500**

