

# TO LET/FOR SALE



## MODERN OFFICE BUILDING

2 St Kenelm Court, Steel Park Road, Halesowen, B62 8HD

- 2,338 - 4,689 SQ FT (217.20 - 435.61 M<sup>2</sup>) Net Internal Area
- Open Plan & Compartmentalised Office Accommodation
- Flexible High Specification Offices At Ground & First Floor
- Passenger Lift
- Six Allocated Car Parking Spaces Per Floor, Plus Customer & Disabled Spaces
- Landscaped And Gated Estate
- Junction 3 Of M5 Within 2 Miles



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- Offices located on Coombs Wood Business Park, a modern landscaped estate.
- Office specification is to a high standard, including LED lights to first floor.
- Six allocated car parking spaces per floor, plus additional visitor and disabled spaces.
- Passenger lift.
- M5 Junction 3 within two miles.



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### Location

The property is well located within the office campus on Coombs Wood Business Park, with existing office occupiers including Sure Group, Fisher German and Epicor.

Access to the M5 Motorway is superb at both Junctions 2 and 3. Local services available nearby, with Halesowen town centre approximately half a mile away. Birmingham city centre approximately 10 miles via A456.

### Description

Constructed in 2006, St Kenelm Court comprises a contemporary office development with extensive car parking provided within well landscaped grounds.

The specification of the office space is as follows:-

- Suspended ceiling.
- Recessed lighting.
- Perimeter trunking and floor boxes.
- Gas fired central heating.
- Stairwell and lift access.
- Male and female toilets, with disabled toilets on each floor.

### Car Parking

Each floor will be allocated six car parking spaces.

In addition to these spaces, the development benefits from three visitor spaces and two disabled spaces which are for the shared use of all occupiers.

### Accommodation

The property provides the following approximate net internal floor areas:-

	Sq Ft	M <sup>2</sup>
Ground Floor	2,338	217.20
First Floor	2,351	218.41
Total	4,689	435.61

### Rent

Ground Floor	£32,500 per annum exclusive of VAT (available October 2018)
First Floor	£31,500 per annum exclusive of VAT

### Lease

The office suites are available to let on new effective full repairing and insuring lease for a negotiable term.

### Sale

The freehold is available at £725,000 exclusive of VAT.

### Service Charge

Tenants will be responsible for payment of an estate service

charge levied to cover the cost of maintaining the communal parts of the estate.

### Insurance

The landlord insures the property and recovers the cost from the tenant.

### Business Rates

Ground Floor	Rateable Value:	£24,500
	Rates Payable:	£11,760
First Floor	Rateable Value:	£24,500
	Rates Payable:	£11,760

2018/2019 Rates Payable 48p in the £.

### Energy Performance Rating

The property has an Energy Performance Rating of C.

### Legal Costs

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

### Money Laundering

The successful tenant will be required to submit two forms of identity, in accordance with Money Laundering regulations.

### Services

We understand that mains services are available to the property, namely mains water, electricity and gas.

### Fixtures & Fittings

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

### 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 any transaction.

### Viewing

Strictly by prior arrangement with the Sole Agents.

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**Duncan Bedhall**

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**Luke Dodge**

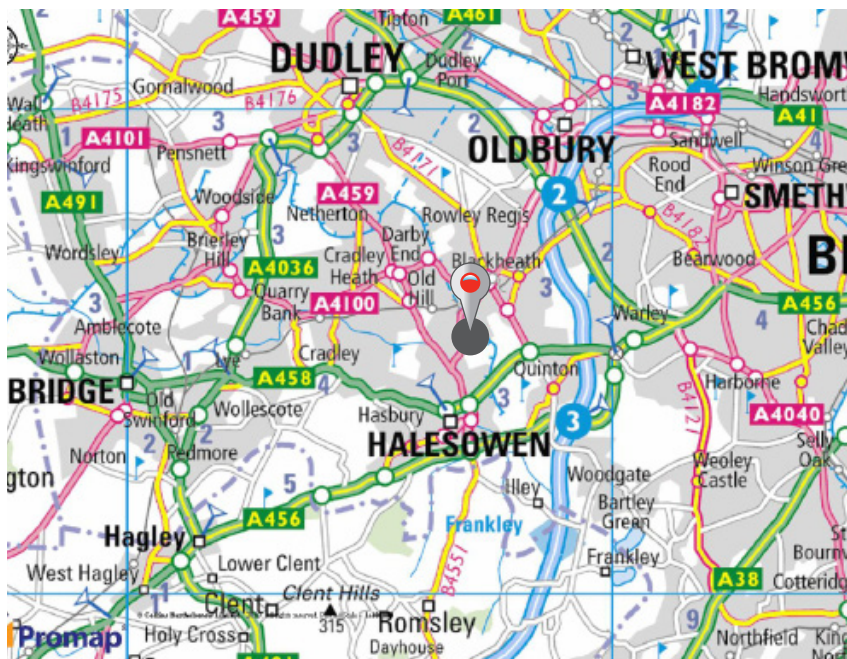
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