

TO LET



OFFICE PREMISES

Haywood House, Mucklow Hill,
Halesowen, B62 8EL

- 2,156 SQ FT (200.26 M²)
- Self Contained Building
- Extensive Car Parking
- Good Motorway Access

TO LET

- Haywood House is located on the A458 Mucklow Hill approximately 1 mile east of Halesowen town centre.
- Motorway access is excellent for Junction 3 of the M5 which lies approximately 2 miles distant.
- The property comprises a three storey office building of brick construction providing a combination of open plan and cellular offices.
- Externally the property benefits from the use of 10 car parking space, a generous ratio of 1:200 sq ft.



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Location

The property is located on Mucklow Hill (A458), less than two miles from Junction 3 of the M5 Motorway providing access to both the M42 and M6.

The A458 connects to the A459 Dudley Road which leads to the heart of the Black Country and opens up access to both West Bromwich and Wolverhampton.

The nearby A456 north bound provides a direct route into Birmingham city centre, whilst the south bound carriage way leads to the centre of Worcestershire, providing access to Worcester, Kidderminster and Droitwich.

Halesowen town centre lies approximately one mile distant and provides a number of amenities including banks, post office, Asda supermarket and a number of cafes and sandwich bars.

Description

The property comprises a three storey office building which internally provides a mixture of small and larger open plan offices which are carpeted throughout and benefit from surface mounted fluorescent strip lighting.

Kitchen and toilet facilities are provided at ground floor level.

Externally the property has the benefit of 10 car parking spaces, having a competitive ratio of one to approximately 200 sq ft.

Accommodation

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

Haywood House	2,156 sq ft	200.26 m ²
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Rent

£16,000 per annum exclusive of VAT.

Service Charge

To be confirmed.

Insurance

The Landlord insures the building and recovers this cost from the tenant.

Lease

The property is available on a new full repairing and insuring lease for a negotiable term.

Rateable Value

Rateable Value:-	£28,250
Rates Payable:-	£13,870.75

2019/2020 Rates Payable 49.1p in the £.

Legal Costs

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

Anti Money Laundering

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

Fixtures & Fittings

Any fixtures and fittings not expressly mentioned within the confines of these letting 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.

0121 561 7888

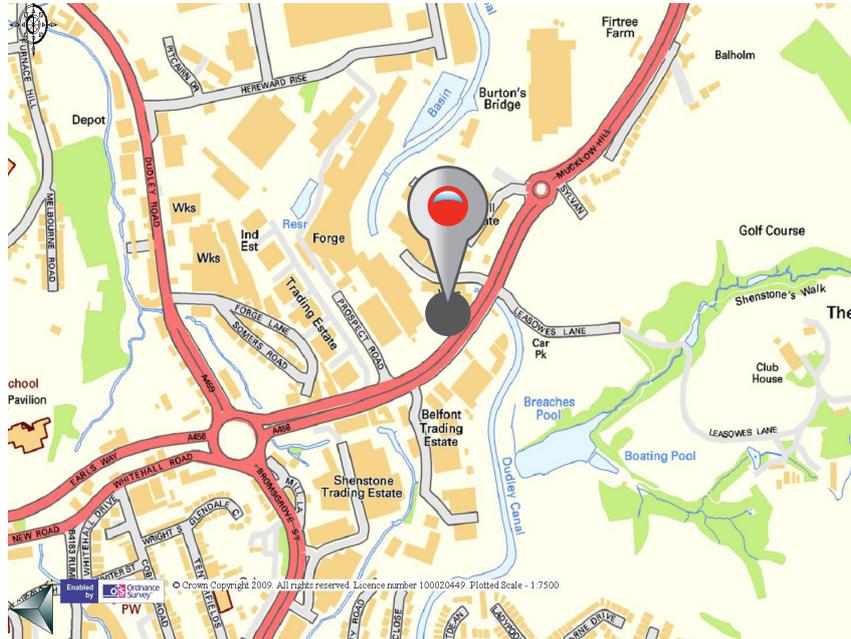
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