

# TO LET

Self Contained Office Premises

724 - 2,200 Sq Ft

(67.26 - 204.38 Sq M)

## Centre Court

Vine Lane, Halesowen, B63 3EB



# CENTRE COURT



Centre Court, Vine Lane, Halesowen, B63 3EB



Modern offices forming part of a courtyard scheme in Halesowen town centre. Junction 3 of the M5 approximately 2 miles.

- Built to a good specification
- Building 3 has three allocated parking spaces
- Building 6A has one allocated parking space
- Building 9 has two allocated parking spaces
- Building 11 has eight allocated parking spaces
- Externally the site is attractively landscaped



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Unit 9



Unit 6A



Unit 11

# Office accommodation in courtyard setting

## Location

The property is located on Vine Lane, accessed directly from the main A459 Bromsgrove Road.

Halesowen town centre lies within walking distance and provides all required amenities, including banks, post office and a variety of cafes and restaurants.

Motorway access is provided at Junction 3 of the M5 and lies approximately two miles distant.

The nearby A456 provides direct access into Birmingham city centre, whilst Dudley and the Black Country can be accessed via the adjacent A459.

## Description

Modern self contained office accommodation.

Buildings 9 and 11 are self contained two storey office buildings.

Building 3 is a self contained three storey office building.

Building 6A is a ground floor self contained office suite.

Externally the site is landscaped and benefits from security lighting and security fencing on three sides.

Building 3 has three allocated parking spaces. Building 6A has one allocated parking space. Building 9 has two allocated parking spaces. Building 11 has eight allocated parking spaces.

## Accommodation

No	Description	Sq M	Sq Ft
3	Offices	102.19	1,100
6A	Offices	67.26	724
9	Offices	79.8	859
11	Offices	204.38	2,200

## Rent

Building 3 - £12,000 per annum exclusive of VAT. Subject to Contract. A three month rent deposit will be required.

Building 6A - £8,500 per annum exclusive of VAT. Subject to Contract.

Building 9 - £10,000 per annum exclusive of VAT. Subject to Contract.

Building 11 - £25,000 per annum exclusive of VAT. Subject to Contract.

## Tenure

Buildings 3, 9 & 11 are available on a new full repairing and insuring leases for a negotiable term.

Building 6A is available subject to surrender of the existing lease.

## Business Rates

The occupier will be responsible for the payment of business rates.

## Services

We are advised that electricity, gas, mains water and drainage are connected to the property.

We confirm we have not tested any of the service installations and any interested parties must satisfy themselves as to the state and condition of such items.

## Legal Costs

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

## Service Charge

A service charge is payable in respect of the upkeep of the common parts.

## EPC

Energy Performance Rating of C.

## Fixtures & Fittings

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

## Anti Money Laundering

The successful tenant will be required to submit information to comply with Anti Money Laundering Regulations.

## 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 this transactions.

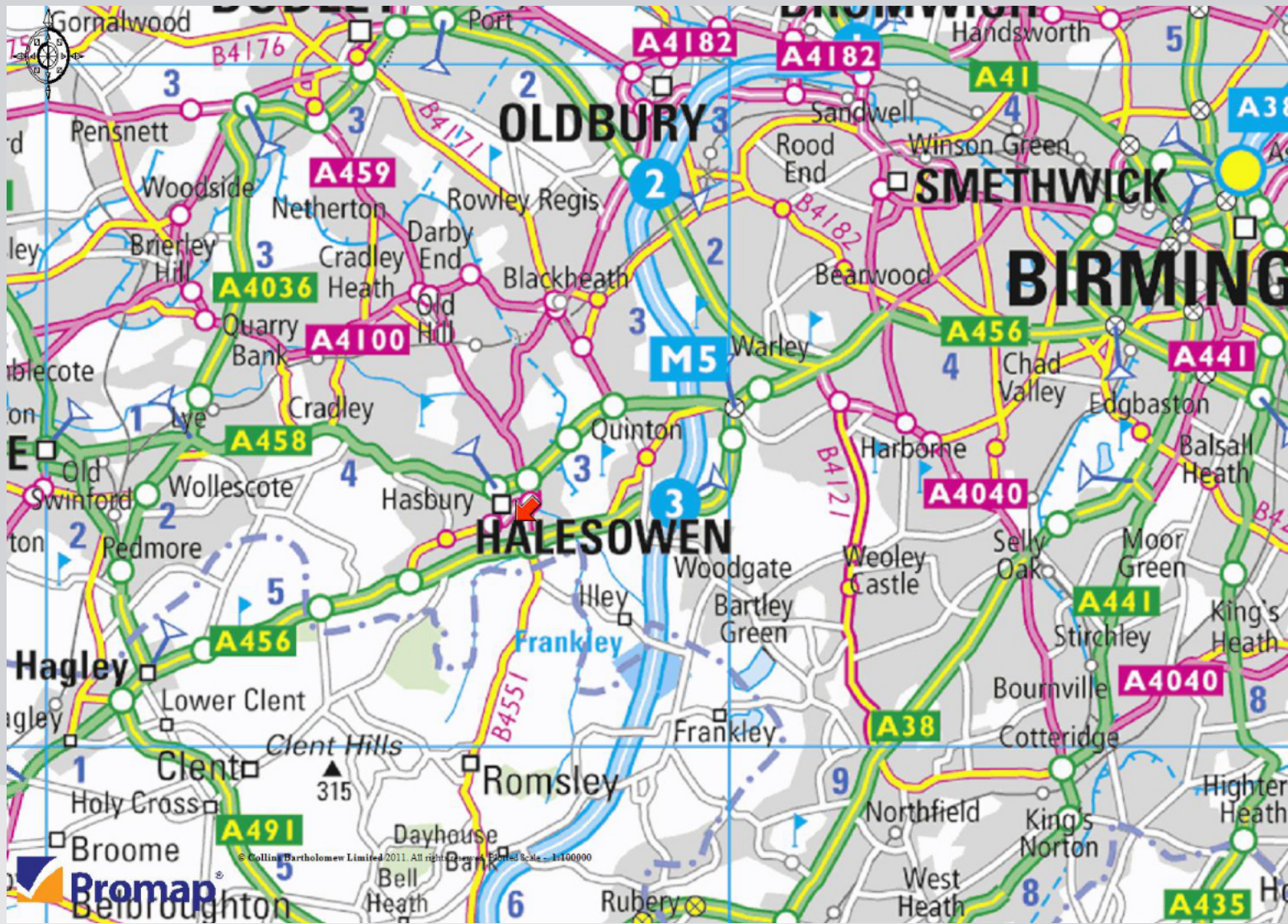
## Viewings

Strictly by prior arrangement with the agent.



Licence Number - 100022432 - Not to Scale

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## Approximate Travel Distances

- ### Locations
- Stourbridge - 5.6 miles
  - Birmingham - 9 miles
  - J3 M5 - 2 miles

- ### Nearest Station
- Old Hill - 2 miles

- ### Nearest Airport
- Birmingham Int - 17.3 miles



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