

## Commercial Lettings



Unit 5A, Central Park Industrial Estate, Halesowen Road, Netherton, DY2 9NW

**£8,000 Per Annum**

- Refurbished and attractive first floor office suite
  - Well fitted kitchen and reception area
- Conveniently located for Cradley Heath, Netherton, Halesowen and Dudley
  - Communal Parking
- Ideal for small business administration centre
  - Located on established trading estate

All Buildings Great & Small



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TO LET - A fully refurbished and very well presented office suite having a range of individual rooms, reception area with fitted furniture, fully fitted kitchen with appliances and double glazed windows. The accommodation is situated on the first floor and is accessed via a private ground floor entrance lobby. EPC = E (117).

## ACCOMMODATION

The accommodation briefly comprises:

### GROUND FLOOR

ENTRANCE LOBBY: 3.00m x 3.11m  
Staircase to first floor.

### FIRST FLOOR

RECEPTION AREA: 2.64m x 5.79m

OFFICE 1 (LEFT): 4.39m x 3.09m  
With store cupboard off housing electric meter.

OFFICE 2 (FRONT): 2.86m x 2.88m

OFFICE 3 (FRONT): 2.85m x 5.84m

OFFICE 4: 3.20m x 4.30m min. (4.58m max.) plus 1.43m x 2.31m

KITCHEN: 2.26m max. x 2.92m max. (1.85m min.)

FEMALE WASHROOM

REAR LOBBY:  
Leading to external fire escape.

MALE WASHROOM

GROSS INTERNAL FLOOR AREA: 100 SQ.M. (1,014 SQ.FT.) OR THEREABOUTS

OUTSIDE:

There is communal parking on site.

## RATING ASSESSMENT

Rateable Value: £9,300 (from 1st April 2026).  
Where provided the Agent has made a verbal enquiry with the Local Authority and this information should be verified by interested parties making their own enquiries.

## LEASE

The property is to be let for a minimum term of three years with the tenant being responsible for internal repairs and decoration. The tenant will be expected to redecorate at the expiry of the lease.

## INSURANCE:

The building will be insured by the landlord and the tenant

will reimburse the landlord for the premium payable on a pro-rata basis. The tenant will be responsible for arranging their own contents insurance etc.

## VAT

All figures quoted are subject to VAT.

## LEGAL COSTS

Each party will be responsible for their own legal costs if the lease term is for six years or more.

## RENT DEPOSIT

The tenant will be required to pay a rent deposit of £1,250.00 (one thousand two hundred and fifty pounds) plus VAT (£1,500.00 (one thousand five hundred pounds) including VAT) to be held by the landlords for the duration of the lease.

## SERVICE CHARGE

A service charge will be levied to cover maintenance of the Estate roads, communal grounds, communal services, site security and related professional charges and management fees etc. An estimate of the current level of service charge can be provided on request. These charges will be subject to variation and should be confirmed by your legal advisor prior to entering into a lease agreement.

## TENURE

The Agents are advised the property is leasehold. The Agent has not checked the legal documents to verify the leasehold status of the property. The tenant is advised to obtain verification from their solicitor or surveyor.

## SERVICES AND APPLIANCES

Mains electric, water and drainage are connected. Hot water to the toilets and kitchen is provided by a "Santon" hot water heater.

The Agents have not tested any apparatus equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purpose. The tenant is advised to obtain verification from their solicitor or surveyor.

## VIEWING:

Strictly by prior appointment via Agents on 0121-422-4011, option 3) who will accompany prospective tenants around the property.

## IMPORTANT NOTE:

If you are considering entering into a lease for commercial premises, before proceeding we would draw to your attention the existence of the Code for Leasing Business Premises First Edition February 2020 ([https://www.rics.org/globalassets/code-for-leasing\\_ps-version\\_feb-2020.pdf](https://www.rics.org/globalassets/code-for-leasing_ps-version_feb-2020.pdf))

This document and its supplemental guide set out the basis on which negotiations of the lease terms should be undertaken.

It is recommended that you obtain your own professional advice with regard to the Code and the proposed lease terms before proceeding.

#### ANTI-MONEY LAUNDERING REGULATIONS:

In order to comply with Anti-Money Laundering Regulations, any prospective tenant will be required to provide the following:

1. Satisfactory photographic identification.
2. Proof of address/residency.

In the absence of being able to provide appropriate physical copies of the above, Scriven & Co reserves the right to obtain electronic verification of identity.

Satisfactory bank and trade references will also be required.



#### Important notices

Nothing concerning the type of construction or the condition of the structure is to be implied from the photograph (or artists impression) of the property. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. Certain items may however be available by separate negotiation. The measurements supplied are for general guidance, and as such must be considered as incorrect. A buyer is advised to re-check the measurements themselves before committing themselves to any expense. The Agent has not tested any apparatus, equipment, fixtures, fittings or services, and so does not verify they are in working order, fit for their purpose, or within ownership of the sellers, therefore the buyer must assume the information given is incorrect. Neither has the Agent checked the legal documentation to verify legal status of the property or validity of any guarantee. A buyer must assume the information is incorrect, until it has been verified by their own solicitors. The sales particulars may change in the course of time, and any interested party is advised to make final inspection of the property prior to exchange of contracts. A buyer must check the availability of any property and make an appointment to view before embarking on any journey to see a property. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor.

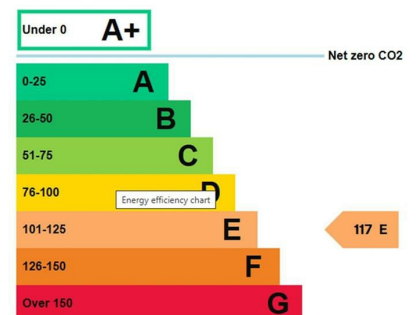
Any reference to alterations to, or use of any part of the property, is not a statement that any necessary planning, building regulation or other consent has been obtained. A buyer must assume the information is incorrect until it has been verified by their own solicitors.

**VAT:** All figures quoted are exclusive of VAT where applicable. **Rating Assessments :** Where provided the Agent has made a verbal enquiry with the Local Authority and this information should be verified by interested parties making their own enquiries. (REV03:02/26).



- Estate House, 821 Hagley Road West,  
Quinton, Birmingham, B32 1AD
- Tel: 0121 422 4011
- E-mail: [quinton@scriven.co.uk](mailto:quinton@scriven.co.uk)
- [www.scriven.co.uk](http://www.scriven.co.uk)
- Regulated By RICS

This property's energy rating is E.



Properties get a rating from A+ (best) to G (worst) and a score.

Property Reference: 18801698