

**fisher
german**

Ground Floor, Neville House

Steel Park Road, Halesowen, B62 8HD

Leasehold
Ground Floor Offices

2,243 - 4,883 Sq Ft (208.38 - 453.67 Sq M)





Amenities



Air Con



Car Parking



Reception



Open Plan



Raised Floor



Prestigious
Entrance

Ground Floor, Neville House

2,243-4,883 Sq Ft (208.38 - 453.67 Sq M)

Description

The property comprises a stand alone two storey office building of brick construction surmounted by a tiled roof built in 2004.

Internally the building is split into four wings comprising open plan office accommodation, finished to a good standard.

The property benefits from the following:-

- Receptionist.
- Lift access.
- Floor boxes/perimeter trunking.
- Central heating.
- Air conditioning.
- Suspended ceilings with recessed LED.
- Lighting.
- Male, female and disabled WCs.

Externally the building sits within landscaped grounds with an immediately adjacent car park area.

Location

The property is located on the popular Coombs Wood Business Park in Halesowen, a small office campus development with buildings ranging from 2,000 sq ft to 10,000 sq ft.

Access to the M5 Motorway is excellent, with both Junctions 2 and 3 of the M5 being approximately 3 miles distant.

Accommodation

Description	Sq Ft	Sq M
Ground Floor, Right Hand Side	2,640	245.29
Ground Floor, Left Hand Side	2,243	208.38
Total	4,883	453.67

Each suite is available separately or as a whole.

Locations

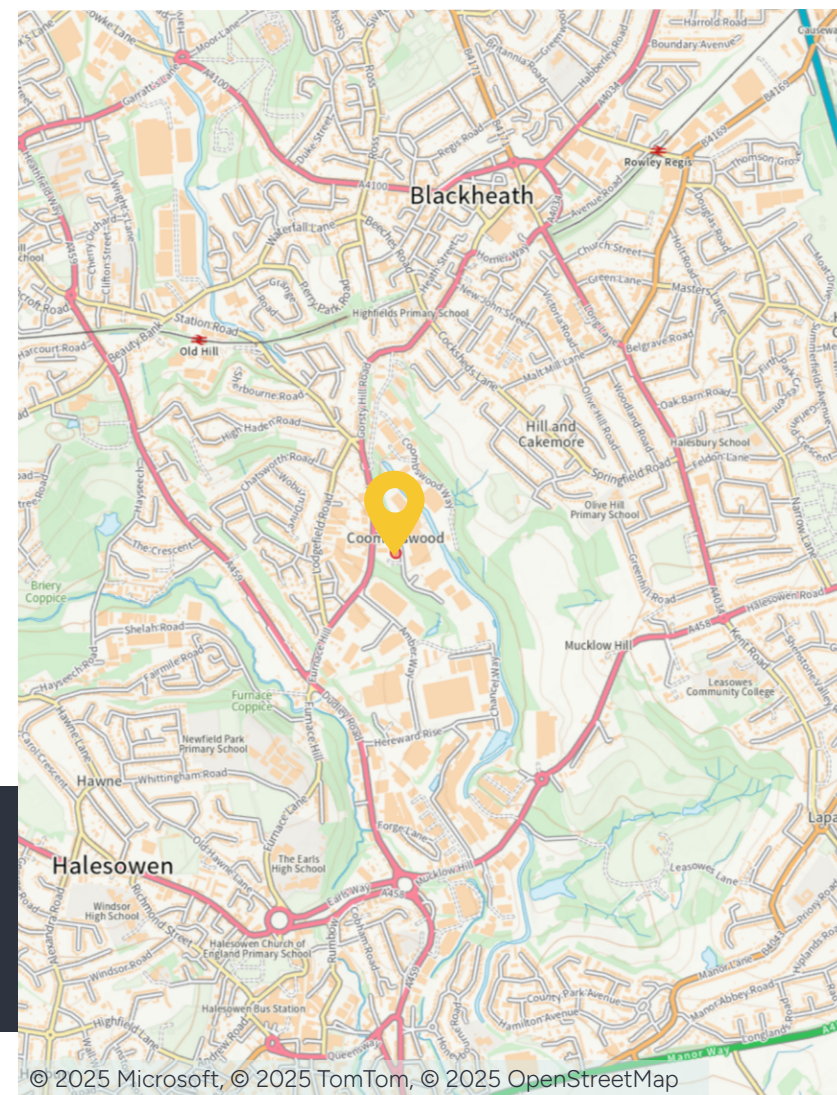
M5 Junction 2: 3miles
M5 Junction 3: 3.2 miles
Birmingham: 9 miles

Nearest station

Old Hill: 0.8 miles

Nearest airport

Birmingham International: 17.5 miles



Further information

Tenure

Leasehold.

The suites are available on new full repairing and insuring leases.

Rent

Rent on application.

Business Rates

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

Services

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

We confirm we have not tested any of the service installations and any occupiers 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 variable service charge is levied to cover the cost for maintenance of the common areas and the maintenance of the estate in general.

EPC

The EPC rating is C.

Car Parking

Ground (RHS): 7 parking spaces.

Ground (LHS): 6 parking spaces.

Fixtures & Fittings

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

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 transaction.

Viewings

Strictly by prior arrangement with the sole agents.



Contact us

Viewings by appointment only.

To arrange a viewing, please contact:



Charles Warrack

0121 561 7885

charles.warrack@fishergerman.co.uk

Please note: Fisher German LLP and its Joint Agents give notice that: 1. They have no authority to make or give any representation or warranty on any property whether on their own behalf or on behalf of their clients or otherwise. 2. They do not owe any duty of care to you and assume no responsibility for any statements, representations, warranties or otherwise made in the particulars and you should not rely on those in the particulars. 3. The particulars are produced in good faith are set out as a general guide only and do not constitute or form an offer or a contract or part thereof. 4. Any photographs, descriptions, plans, measurements, distances and any other details in the particulars are approximate estimates only taken as the property appeared at the time and should not be relied upon as factually accurate. 5. Fisher German assumes prospective purchasers/tenants have carried out inspections to satisfy themselves that the information in the particulars is correct.

Particulars dated August 2025. Photographs dated September 2023 & 2018.



This brochure is fully recyclable