



## Ground Floor Neville House

Steel Park Road, Halesowen, B62 8HD

### Office To Let, Halesowen

**2,243 to 4,883 sq ft**  
(208.38 to 453.65 sq m)

- Right-hand side suite (2,640 sq ft) - 7 parking spaces / Left-hand side suite (2,243 sq ft) - 6 parking spaces
- Two ground floor office suites
- Open plan accommodation
- Receptionist
- Lift access
- Central heating & air conditioning
- On site parking

# Ground Floor Neville House, Steel Park Road, Halesowen, B62 8HD

## Summary

Available Size	2,243 to 4,883 sq ft
Rent	Rent on application
Rates Payable	£5.50 per sq ft
Service Charge	£2.30 per sq ft
Car Parking	Upon Enquiry
VAT	Applicable
Legal Fees	Each party to bear their own costs
Estate Charge	N/A
EPC Rating	C

## Description

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.

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.

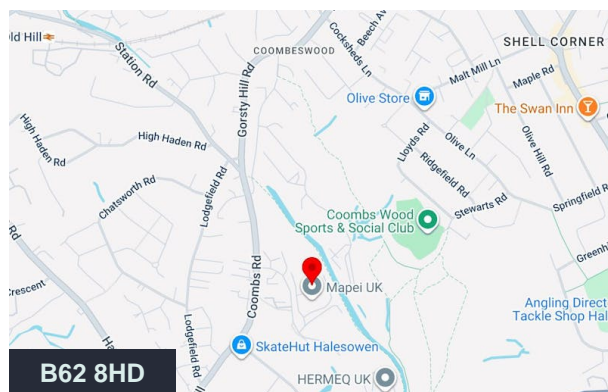
The property benefits from the following:-

- 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.

## Accommodation

Name	sq ft	sq m	Availability
Ground - Left Hand Side	2,243	208.38	Available
Lower Ground - Right Hand Side	2,640	245.26	Available
<b>Total</b>	<b>4,883</b>	<b>453.64</b>	



## Viewing & Further Information



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