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commercial property

RICS

- OPEN PLAN OFFICE ACCOMMODATION
- SPLIT OVER 2 FLOORS
- POTENTIAL TO BE LET SEPARATELY
- WELL REGARDED BUSINESS PARK

OFFICE

2,214 SqFt (206 SqM)

£25,000 per annum exclusive

2B Coombswood Court, Halesowen, B62 8BF

TO LET

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Description

2B Coombswood Court comprises a well-presented, self-contained two-storey office building offering flexible accommodation suitable for a range of occupiers.

The property provides predominantly open-plan office space, together with several smaller private offices or meeting rooms. There is further potential to subdivide the accommodation should additional private offices be required. The offices benefit from air conditioning, LED lighting throughout, kitchen facilities and WC accommodation on both floors. Externally, the property has the significant benefit of eight allocated car parking spaces.

The property is available as a whole or potentially can be let seperately on a floor-by-floor basis.

Location

The property is well located within the office campus on Coombs Wood Business Park. Access to the M5 Motorway is superb at both Junctions 2 and 3. Local services are also available nearby, with Halesowen town centre approximately 1.3 miles. Birmingham city centre approximately 9 miles via A456

Accommodation

Ground Floor: Main office - 848 Sq Ft

Private office - 111 Sq Ft

Store room / office - 55 Sq Ft

Kitchen - 47 Sq Ft

WC - 46 Sq Ft

First floor - same sizes and layout as above.

8 allocated parking spaces.

Total - 2,214 Sq Ft

Rates

Rateable Value - £27,000 Rates payable - £13,473 approx.

Terms

The offices are to be let by way of new lease on terms to be agreed.

RICS

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