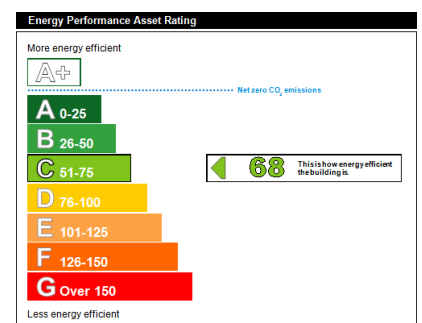




Suite 2 Mercer House Hagley Road West
Oldbury West Midlands B68 0PJ

A well presented office suite with car parking in a prominent main road location close to Quinton Parish Church and ASDA supermarket. Birmingham city centre is within 5 miles and Junction 3 of the M5 is within approximately 2 miles.

Annual rent of **£5,000**
Ref: MSQ9388



EPC=C



ACCOMMODATION

GROUND FLOOR:

Secure entrance lobby from Hagley Road West. Separate rear access from car park.

FIRST FLOOR:

Communal reception area, communal landing leading to communal kitchen facility and communal male and female washrooms.

OFFICE SUITE 2 13.45m x 3.71m = 49.51m sq (553 sq ft or thereabouts)

Open plan office with double glazed windows and two air conditioning units.

OUTSIDE

Two car parking spaces are allocated to Suite 2.

LEASE

The length of term is by negotiation.

REPAIRING LIABILITY

The tenants will be responsible for internal repairs, decoration and insurance.

SERVICE CHARGE

A service charge will be levied to cover a contribution towards the cost of general maintenance and the provision of services and utilities (electricity, water and heating) to the communal areas, insurance and electricity use within the office. Further details will be provided on application.

LEGAL FEES

Each party to bear their own legal costs.

SERVICES

The Agent has not tested any apparatus equipment, fixtures, fittings or services and so does not verify they are in working order or fit for their purpose or within the ownership of the landlord. The ingoing tenant is advised to obtain verification from their solicitor or surveyor.

RATING ASSESSMENT

Rateable Value: £4,100 (2017 List).

Where provided the Agent has made an online enquiry with the Valuation Office website and this information should be verified by interested parties making their own enquiries.

VAT

All figures quoted are exclusive of VAT where applicable.

VIEWING

Strictly via appointment via Agents Scriven & Co.
Commercial on 0121 422 4011.

Prominent main road location in a commercial parade close to Quinton Parish Church and Asda Supermarket, Halesowen Town Centre is within approximately 1.5 miles, Birmingham City Centre is approximately 5 miles away. Junction 3 of the M5 is within approximately two miles.

Important notices

The Consumer Protection from Unfair Trading Regulations 2008 and the Business Protection from Misleading Marketing Regulations 2008 : 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.

Misrepresentation Act 1967 : These details are prepared as a general guide only, and should not be relied upon as a basis to enter into a legal contract, or to commit expenditure. An interested party should consult their own surveyor, solicitor or other professionals before committing themselves to any expenditure or other legal commitments. If any interested party wishes to rely upon any information from the Agent, then a request should be made and specific written confirmation can be provided. The Agent will not be responsible for any verbal statement made by any member of staff, as only a specific written confirmation should be relied upon. The Agent will not be responsible for any loss other than when specific written confirmation has been requested. (REV02:10/13).



Scriven & Co.

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