



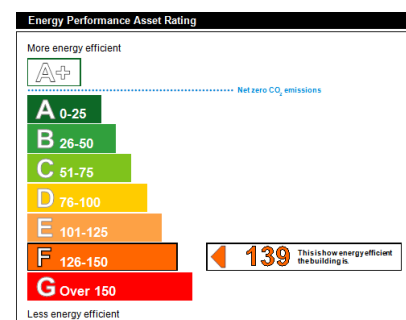
Office Suite 5 Mercer House 780A Hagley Road West
Oldbury West Midlands B68 0PJ

TO LET

Office suite with car parking.

Annual rent of £6,250

Ref: MSQ9205



EPC=F



ACCOMMODATION

GROUND FLOOR

SECURE ENTRANCE LOBBY: From Hagley Road West.

SEPARATE REAR ACCESS: To car park.

FIRST FLOOR

COMMUNAL RECEPTION AREA:

COMMUNAL LANDING: Leading to:

COMMUNAL KITCHEN FACILITY

COMMUNAL MALE AND FEMALE WASHROOMS

OFFICE SUITE 5

RECEPTION OFFICE: 4.03m x 2.66m (13' 2" x 8' 8")

MAIN OFFICE: 4.53m min. x 4.57m max. x 11.76m overall (14' 10" min. x 15' max. x 38' 6" overall) Currently divided by a part glazed partition. Double glazed windows and two air conditioning units to the main office area.

Gross Internal Floor Area: 64.22 sq.m. (691 sq.ft.) or thereabouts.

OUTSIDE

Two car parking spaces are allocated to Suite 5.

TENURE

The Agent has not checked the legal documentation to verify legal status of the property or validity of any guarantee. The buyer is advised to obtain verification from their Solicitor or Surveyor.

LEASE

The length of term is by negotiation.

REPAIRING LIABILITY

The tenants are to be responsible for internal repairs and decorations.

SERVICE CHARGE

A service charge will be levied to cover the contribution towards the cost of common areas. The tenant has the opportunity of a fixed service charge for the year of rising annually by the Retail Price Index. The service charge currently equates to £3.27 per square foot per month. This includes building insurance, water, heating and lighting of common areas.

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, fit for their purpose, or within ownership of the sellers, therefore the buyer must assume the information given is incorrect.

RATING ASSESSMENT

Rateable Value (2017 List): £5,100 (Offices and premises) 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 enquires.

VAT

All figures quoted are exclusive of VAT if applicable.

VIEWING

By prior appointment through Agents Scriven & Co. Commercial on 0121 4224011.

SITUATION: prominent main road location in a commercial parade close to Quinton Parish Church and Asda Supermarket. Halesowen Town Centre is approximately 1.5 miles, Birmingham City Centre within approximately 5 miles and Junction 3 of the M5 is approximately 2 miles.

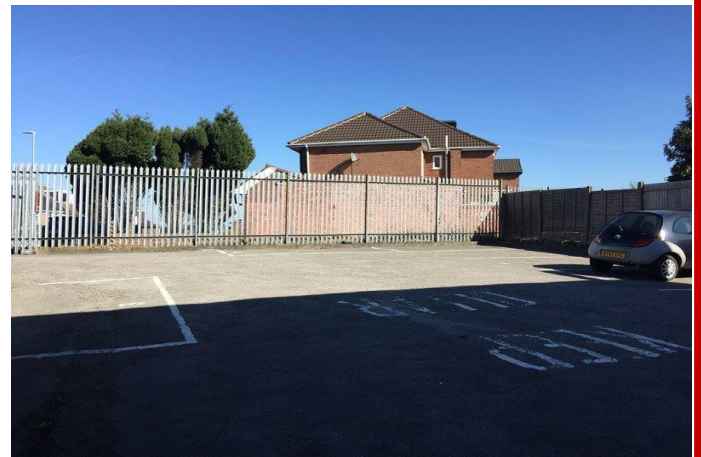
Important notices

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.

Estate Agents, Land Agents and Letting Agents

Estate House, 821 Hagley Road West,
Quinton, Birmingham, B32 1AD

Tel: 0121 422 4011

Email: quinton@scriven.co.uk

www.scriven.co.uk

