

The Alcora Building, Mucklow Hill, Halesowen, B62 8DG



TO LET

Modern Self-Contained Office Suite
Net Internal Area: 2,000 ft² (186.6 m²)

Location

The Alcora Building is situated in a prominent position fronting directly onto one of the Midlands best known roads, Mucklow Hill (A458), a main arterial route into Birmingham City Centre some six miles distant.

The property is conveniently positioned to gain access to J3 of the M5 linking with the Midlands motorway network.

Description

The Alcora Building is a low rise modern building, which has been recently refurbished to provide a contemporary office - working environment.

The Salient points are as follows:

- Suites from 2,000 sq. ft. (185.65 sq. m.)
- Suites may be consolidated
- Flexible open plan space
- Disabled access and lifts
- Toilets to each floor
- Kitchens to each floor
- Landscaped gardens
- Individually alarmed
- Air conditioning available

Availability

Suite 3 First Floor	2,000 ft ² (186.6 m ²)	£16,000 per annum
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VAT

All prices quoted are exclusive of VAT which is payable.

Car Parking

On site car parking can be provided.

Service Charge

A service charge is payable for the maintenance and upkeep of communal areas.

The current premium for this suite is £5,000 per annum and is payable quarterly (£1,250 per quarter).

Planning

We understand that the unit has planning permission under use classes B1a (Offices). The property may be suitable for other uses subject to planning consent.

Legal Costs

Each party is to be responsible for their own legal costs incurred during this transaction.

Energy Performance Certificate

Available upon request from the agent.

Viewing

By prior appointment via the letting agent Siddall Jones on 0121 638 0500

