

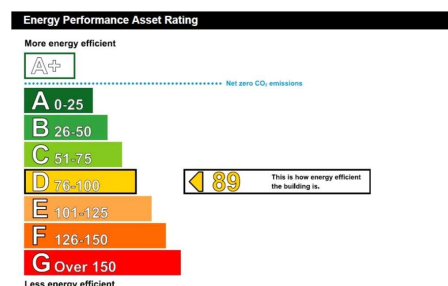


20 The Stables, Forge Lane, Halesowen, West Midlands, B62 8EB

To Let - An opportunity to lease a lock-up ground floor office building/storage use comprising three good sized offices, kitchen, separate ladies and gents w.c.'s. Gross Internal Floor Area of: 123.50 sq.m. (1329 sq.ft.)

£8,000 per annum

Ref: MSQ190241



ACCOMMODATION

RECEPTION/CORRIDOR/KITCHEN:

Reception area with suspended ceiling and recessed lighting. Kitchen comprising of stainless steel single drainer sink unit, range of shelving and wall cupboard. Ladies and gents toilets opening off reception corridor.

LADIES TOILETS:

W.C. with low level flush, wash hand basin.

GENTS TOILETS:

W.C. with low level flush.

GENERAL OFFICE:

Part partitioned wall, air conditioning unit, kitchen opening off.

MAIN OFFICE: Part partitioned to form separate office room opening off.

REAR OFFICE:

PARKING: Approximately 4 parking spaces to the front of the property. There is also a container available for storage purposes if so required.

TENURE

A new lease is proposed for a period of five years with the in-going tenant responsible for internal repairs and decorations. 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.

LEGAL FEES

The in-going tenant is responsible for legal fees in the preparation of the lease.

SERVICES

A gas boiler heats water filled panel radiators. An electric water heater is installed. The Ambi Rad heating system is not to be used and will be disconnected prior to occupation. The Agents have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify they are in working order or fit for their purpose. The buyer is advised to obtain verification from their Solicitor or Surveyor.

VAT

All figures quoted are exclusive of VAT if applicable.

RATEABLE VALUE

Rateable Value (2017 List): £5,300

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.

FIXTURES AND FITTINGS

A selection of desks, chairs, filing cabinets and general office furniture will be available for use if so required.

VIEWING

Scriven and Co. will accompany prospective tenants around the property by prior appointment.

Large main office partitioned to form separate office room/storage, two further separate offices, kitchen, separate ladies and gents w.c.'s Approximately 4 parking spaces to the front of the property. Gas boiler serving radiators, separate electric water heater supplying toilets and kitchen, air conditioning unit.

ROUTE TO THE PROPERTY: From Agent's offices Hagley Road West proceed into Halesowen Road. At the traffic island take the second exit and proceed down Mucklow Hill. At the base of the hill take the third exit at traffic island into Dudley Road. Turn first right into Forge Lane. The property is found on the right hand side and identified by agents board.

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

