



**Unit 2, Borough Court**  
Halesowen



# TO LET - UNIT 2, BOROUGH COURT



**Unit 2, Borough Court, Grammar School Lane,  
Halesowen, B63 3SW**



**Industrial/warehouse unit located close to  
Halesowen town centre and Junction 3 of the M5  
Motorway.**

- 2,667 sq ft (247.84 sq m)
- Industrial/warehouse unit
- Ground and first floor offices
- Roller shutter door access
- Reception
- WC and kitchenette facilities
- 3 parking spaces
- Prominent location
- Within walking distance of Halesowen town centre
- Close to Junction 3 of the M5 Motorway



**Lewis Giles 07788 144 702**



[lewis.giles@fishergerman.co.uk](mailto:lewis.giles@fishergerman.co.uk)



**Mike Price 07909 596 051**



[mike.price@fishergerman.co.uk](mailto:mike.price@fishergerman.co.uk)



[fishergerman.co.uk](http://fishergerman.co.uk)

# Industrial/warehouse with offices

## Location

Borough Court provides a small commercial estate benefiting from prominence to the A458 roundabout, providing access to Stourbridge Road/High Street Halesowen and Earls Way.

Access to the motorway network is via Junction 3 of the M5, approximately 2 miles distant.

Occupiers on the estate include accountants, a printers and a gym.

## Description

The property provides ground floor warehouse/ industrial accommodation with offices, WC and kitchen facilities.

At present the majority of the warehouse area is carpeted and has a suspended ceiling and could therefore be used for showroom, storage or office accommodation. If the suspended ceiling was removed, this would provide a clear height of 4 metres.

The warehouse is accessed via a single loading door (2.44 m wide and 2.14 m high) to the front elevation, with a separate pedestrian door to the offices.

There are two staircases to the first floor offices which provides additional partitioned office accommodation. The property is heated and lit and has the benefit of a 3 phase electricity supply, security alarm and security shutters to the ground floor doors and windows.

Externally the property has access to the loading door and three car parking spaces.

## Accommodation

Floor	Description	Sq M	Sq Ft
Ground	Warehouse/Office	190.59	2,051
First	Offices	57.25	616
<b>Total (GIA)</b>		<b>247.84</b>	<b>2,667</b>

## Rent

£13,500 per annum exclusive.

## Tenure

The property is available by way of a new full repairing and insuring lease for a term to be agreed.

## Business Rates

Rateable Value £7,500

## Services

We understand that mains services are available to the unit, namely mains water, 3 phase electricity and mains drainage.

We confirm we have not tested any of the service installations and any occupiers must satisfy themselves as to the state and condition of such items.

## Legal Costs

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

## Service Charge

A service charge is payable in respect of the upkeep of the common parts. Further details available from the agents.

## EPC

Energy Performance Rating E.

## Fixtures & Fittings

Any fixtures and fittings not expressly mentioned within these particulars are excluded from the letting.

## Money Laundering

The successful tenant will be required to submit information to comply with Money Laundering Regulations.

A deposit or personal guarantee may be required, dependent upon the status of the proposed tenant.

## VAT

Unless otherwise stated, all prices and rents quoted are exclusive of Valued Added Tax (VAT). Any intending tenant should satisfy themselves independently as to VAT in respect of this transaction.

## Viewings

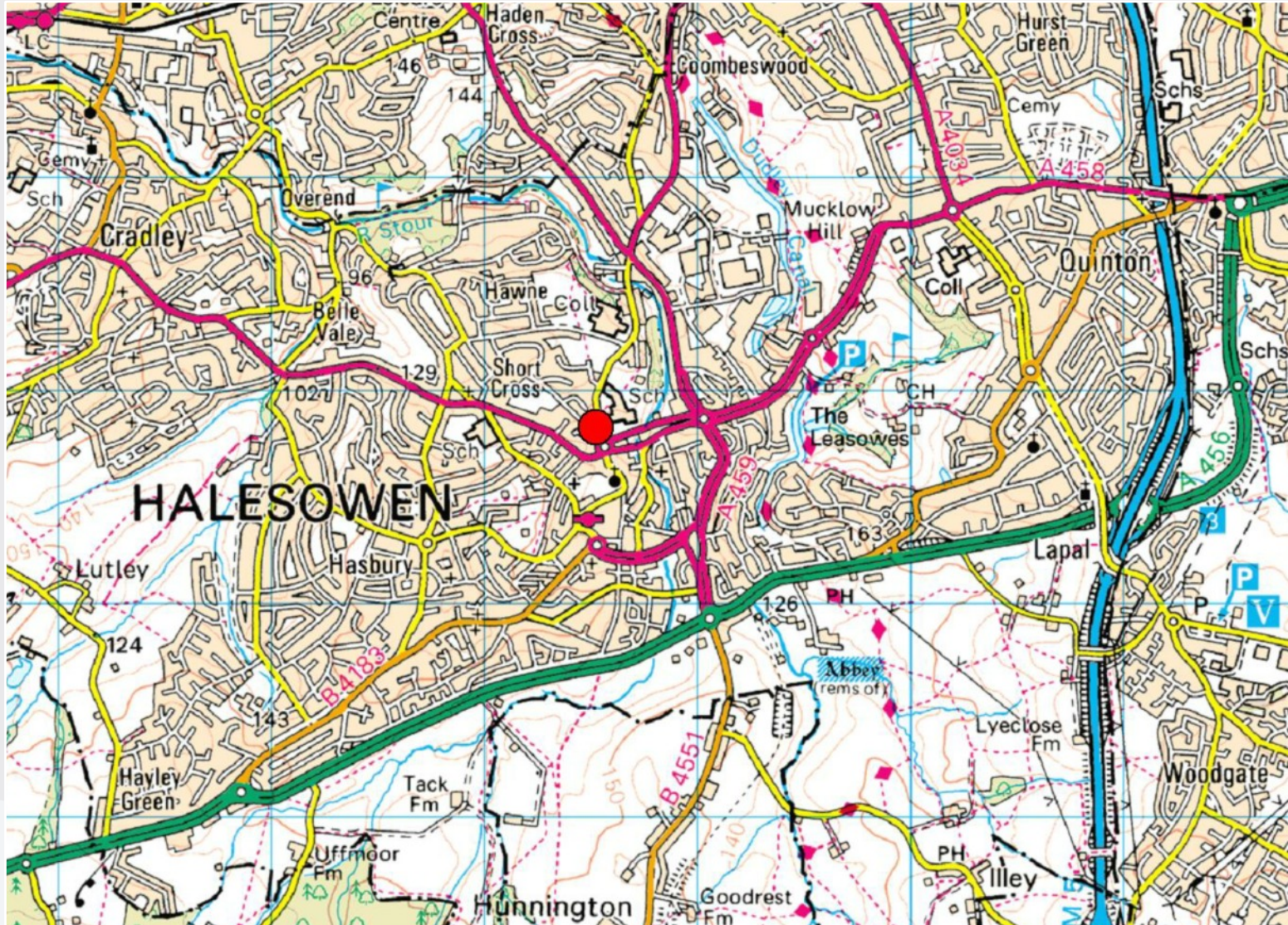
Strictly by prior arrangement with the agent.




Licence Number - 100022432 - Not to Scale




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 **Approximate Travel Distances**

 **Locations**


- Birmingham 8.6 miles
- Kidderminster 11.2 miles
- J3 M5 2.3 miles

**Sat Nav Post Code**

- B63 3SW

 **Nearest station**

- Old Hill 1.7 miles

 **Nearest Airports**

- Birmingham Int 29.2 miles



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