

OFFICES



SWAN HOUSE HOSPITAL ST BIRMINGHAM B19 3PY

OFFICES / STORAGE

TO LET

1st FLOOR OFFICE, WESTERN BUSSINESS PARK, B62 8AF



- **FROM 500 TO 1,700 SQFT APPROX**

MAY SPLIT IN HALF

- MODERLY FURBISHED INTERNAL OFFICES 1ST FLOOR
- WITH GOOD PARKING . **SECURE ESTATE**. UNITS AVAILABLE ALSO.
- FURNITURE INCLUDED ALSO.



DESCRIPTION

The premises are of brick construction with new UPVC windows throughout occupying a first floor level with a ground floor door reception. The premises are refurbished to a modern layout. New suspended ceiling and carpets throughout. The offices contain open plan areas as well as individual director style offices. There are also modern style toilets and kitchen facilities. The first floor office may be split in two approx 800sqft each side. There is parking up to seven vehicles if needed.

LOCATION

Located on the prominent A4099 Coombs Road connecting from Black Heath town centre to Halesowen opposite the popular CoombsWood Business Park. Only two and half miles from J2 M5.

PLANNING

The property is situated within an existing employment area and would be suitable for office / admin uses and light industrial uses subject to planning confirmation. Interested parties are advised to contact the local authority themselves.

PRICE

P.O.A. Subject to negotiation. PLEASE CALL FOR FURTHER INFO.

AMENITIES

- **Private access no shared doors and good parking.**
- **All usual main services including electricity water and drainage are available to the property.**
- **Property Link has not checked and does not accept responsibility for any of the services within this property.**

LEGAL COSTS

Landlord offers a free no charge simple in out lease agreement for immediate access. Solicitors may be used if needed.

VIEWING

Strictly by appointment only.

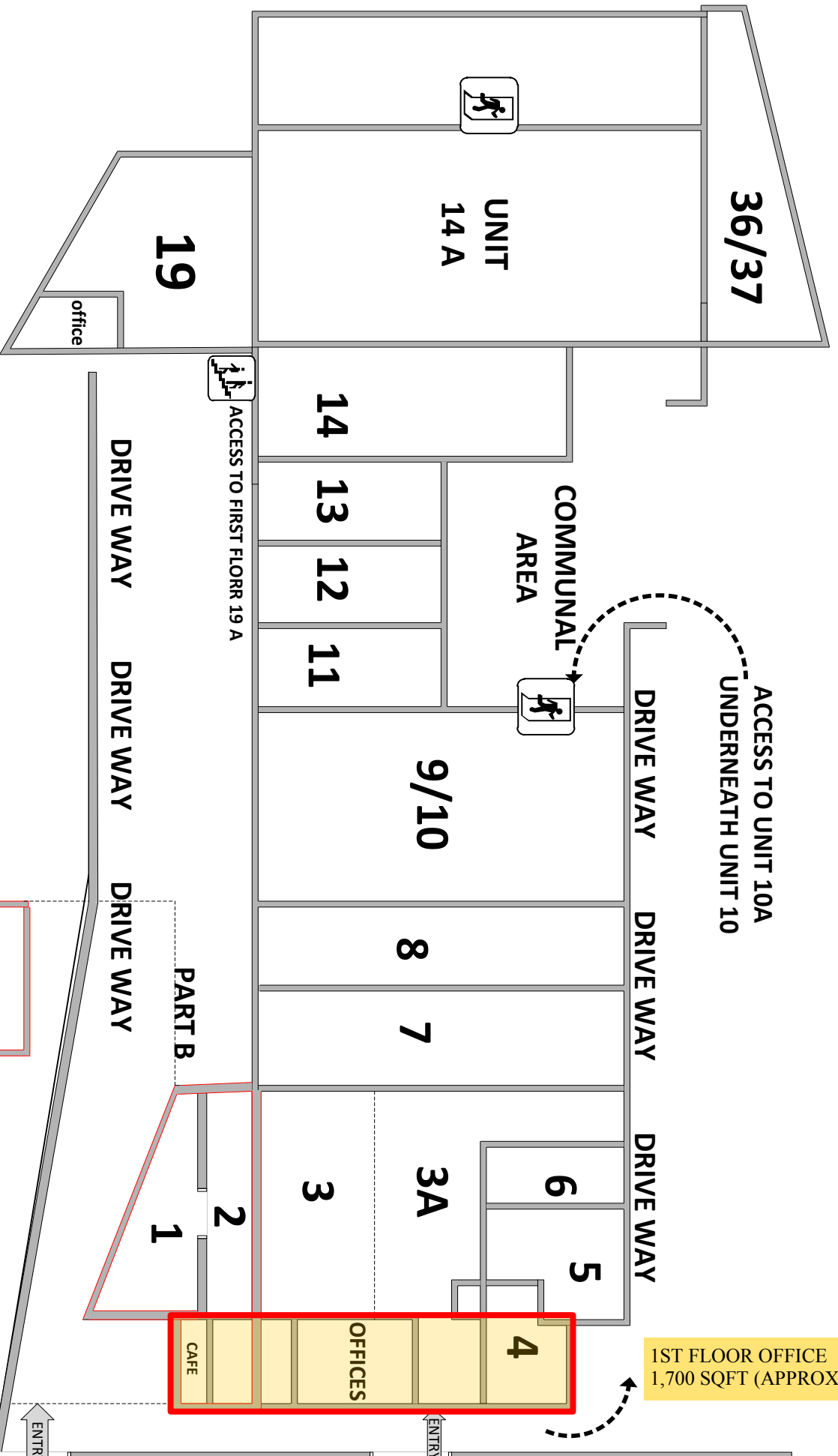
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Misrepresentation

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L O D G F I E L D R O A D



1ST FLOOR OFFICE
1,700 SQFT (APPROX)

WESTERN BUSINESS PARK
COOMBS ROAD, HALESOWEN

B62 8AF

NOTE: PLAN FOR ID ONLY
NOT TO SCALE

PART A

PART B

NOTE: PART A IS UNDER
PART B OUTLINED WITH
RED WALLS.

C O O M B S R O A D

ENTRY / EXIT

ENTRY / EXIT