

On Behalf of Adonis Construction Limited (Due to Relocation)

TO LET

MODERN OFFICES

**HAM LANE
KINGSWINFORD
WEST MIDLANDS
DY6 7JU**



*** 9,215 sq.ft. (856.37 sq.m.) G.I.A. approx. ***

*** 30 No. Car Parking Spaces ***

*** Good Specification ***

*** Open Plan and Private Rooms ***

*** May Split ***

LOCATION

The property is located on Ham Lane, Kingswinford, close to the junction with Stallings Lane (location plan attached). Kingswinford town centre is within one mile. The Motorway network is accessible via Junction 4 of the M5 at Bromsgrove and Junction 2 of the M5 at Oldbury.

DESCRIPTION

The part single and part two storey property is of brick/steel framed construction. The accommodation provides a range of private and open plan style rooms benefiting from carpeting, suspended ceilings to part, part UPVC framed double glazed windows and Category 5 lighting.

Stores with a reasonable working height are included.

The site is self contained and includes 30 approx. marked car parking spaces.

ACCOMMODATION

Offices - 8,165 sq.ft. (758.83 sq.m.)

Stores - 1,050 sq.ft. (97.54 sq.m.)

9,215 sq.ft. (856.37 sq.m.) Gross Internal Area approx.

SERVICES

All mains services, connected. A gas fired central heating system is included.

Air conditioning units are located to a number of rooms.

RATING ASSESSMENT

Rateable Value: £34,000.

U.B.R. (2011/2012): 43.3p in the £.

LEASE TERMS

Available with the benefit of a new lease on a full repairing and insuring basis for a term to be agreed.

RENT

£46,000 per annum exclusive.

The building may be split - rent on application.

V.A.T.

V.A.T. may be levied on the rent/purchase price etc.

FIXTURES AND FITTINGS

All usual Tenants fixtures and fittings and those not mentioned in these particulars are expressly excluded from the letting.

LEGAL COSTS

Each party to bear their own.

VIEWING

Strictly by appointment with the Sole Agents - SELLERS (01384) 456789.

Matthew Pearcey (mobile) - 07764 269803.
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