



Ground Floor, 2 St Kenelm Court, Steelpark Road, Halesowen

## TO LET

### OFFICES

**Size**  
2,338 sq ft (217 sq m)

**Rent**  
Year 1 - £23,500 per annum exclusive

Suspended ceilings

LED lighting

Perimeter trunking

Gas central heating

## Location

The property is located on St. Kenelm Court which forms part of Coombs Wood Business Park, Halesowen. Halesowen Town Centre and Birmingham City Centre are located approx. 1.5 and 7.5 miles distant respectively. National Motorway access is provided by Junctions 2 and 3 of the M5 (within 3 miles distant).

## Description

Constructed in 2006, St Kenelm Court comprises a contemporary office development with car parking and landscaped grounds.

The property comprises a two storey mid terrace office building. The ground floor provides a reception area with male and female w.c. facilities and direct access to open plan offices with a kitchen.

In terms of specification, the offices consist of:

- Suspended ceilings
- LED lighting
- Perimeter trunking
- Gas central heating

The reception area also provides access to the first floor which has been let separately.

Externally, 6 allocated car parking spaces are provided. Visitor and disabled car parking spaces are also provided for the shared use of all occupiers.

## Accommodation (Nett Internal Area) approx.

2,338 sq.ft. (217.20 sq.m.)

## Tenure

The property is available on a new full internal repairing and insuring lease for a term of years to be agreed.

## Rental

Year 1 - £23,500 per annum exclusive.

Subsequent years - £28,000 per annum exclusive.

The rental concession as detailed above is based on the understanding a new lease for no less than 5 years is entered into.

## Business Rates

2017 Rateable Value: £24,500.

2023 Rateable Value: £22,250.

U.B.R. 51.2p in the £ (2023/2024)

## Service Charge

A service charge is levied for the maintenance and up-keep of common areas. Further details are available upon request from the Agents.

## Fixtures and Fittings

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

## Services

The Agent has not tested any apparatus, equipment, fixture, fittings or services and so cannot verify they are in working order or fit for their purpose. The tenant is advised to obtain verification from their Solicitor or Surveyor.

## Energy Performance Certificate

Rating: C(53)

## Legal Costs

Each party to bear their own legal costs incurred in any transaction.

## Money Laundering

The money laundering regulations require identification checks are undertaken for all parties purchasing/leasing property. Before a business relationship can be formed we will request proof of identification for the purchasing/leasing entity.

## V.A.T.

All prices quoted are exclusive of V.A.T. which may be chargeable.

MISREPRESENTATION ACT 1967: Sellers for itself and for the vendors or lessors of this property whose agents they are give notice that the particulars are a general outline only for the guidance of intending purchasers or lessees, and do not constitute an offer of contract. All descriptions and any other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of them. No employee of Sellers has any authority to make or give any representation or warranty whatever in relation to this property.

## Viewing

Strictly via the Sole Agents.

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## Additional Images



## Location Map

