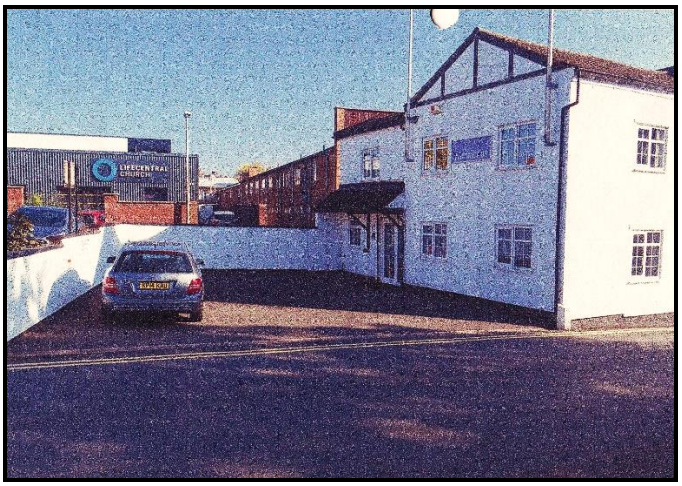
TO LET/MAY SELL



MERIDEN HOUSE
6 GREAT CORNBOW
HALESOWEN
WEST MIDLANDS
B63 3AB

- **PROFESSIONAL OFFICES**
- **CAR PARKING ON SITE**
- **GOOD LOCATION FOR ACCESS TO BIRMINGHAM AND MOTORWAYS**

LOCATION

The property is prominently situated in Great Cornbow, Halesowen, opposite Helen House and Halesowen Leisure Centre. The building is situated a short walking distance from a multi-storey car park and the pedestrianized area of Halesowen town centre including The Cornbow Shopping Centre and Asda Supermarket.

Halesowen is a principal town in the Metropolitan Borough of Dudley and is approximately 6 miles southwest of Birmingham city centre. Junction 3 of the M5 motorway at Frankley/Halesowen is approximately 2 miles distant.

DESCRIPTION

The property comprises self contained character office accommodation on 2 floors which is gas fired centrally heated, fitted carpets, ladies and gents toilets. Dedicated parking with the property.

The accommodation comprises:-

	AREA SQ.FT.	SQ.M.
GROUND FLOOR	738	68.5
Lobby and gents toilet off Reception Area Board Room Tea Making/Kitchen Ladies Toilet Inner hallway with offices. Photocopying/admin area. Further partitioned office.		
FIRST FLOOR	921	85.5
Comprising 6 offices.	1695	154.0
APEX OFFICE	217	20.2
	1876	174.1
CELLAR.		
Comprising 2 store room areas.	341	31.7
NET INTERNAL AREA	**2217 SQ.FT.**	**205.9 SQ.M.**

Externally
There are 17 car spaces demised with the property.

RATING ASSESSMENT
The Valuation Office Agency website indicates the 2023 Rateable Value is £12,500.

TERMS
The property is available on a new lease which will be on full repairing and insuring terms. Length of lease to be agreed.
Or
Freehold with vacant possession on completion.

ENERGY PERFORMANCE CERTIFICATE Attached.

FIXTURES AND FITTINGS
Gas fired central heating boiler and radiators throughout the property, all fitted light fittings, fitted carpets throughout, toilets to ladies and gents as fitted with wash hand basins, alarm.

RENT
£30,000.00 per annum (exclusive of rates and other outgoings)

PURCHASE PRICE – ON APPLICATION.

V.A.T. We are advised VAT is applicable to this transaction.

SERVICES
It is understood all mains services comprising gas, electricity, water and drainage are available to the property.

The Agent has not tested any plant, apparatus, equipment, fixtures, fittings or services and cannot verify that they are in working order or fit for purpose. The tenant is advised to obtain their own verification from their solicitor or surveyor.

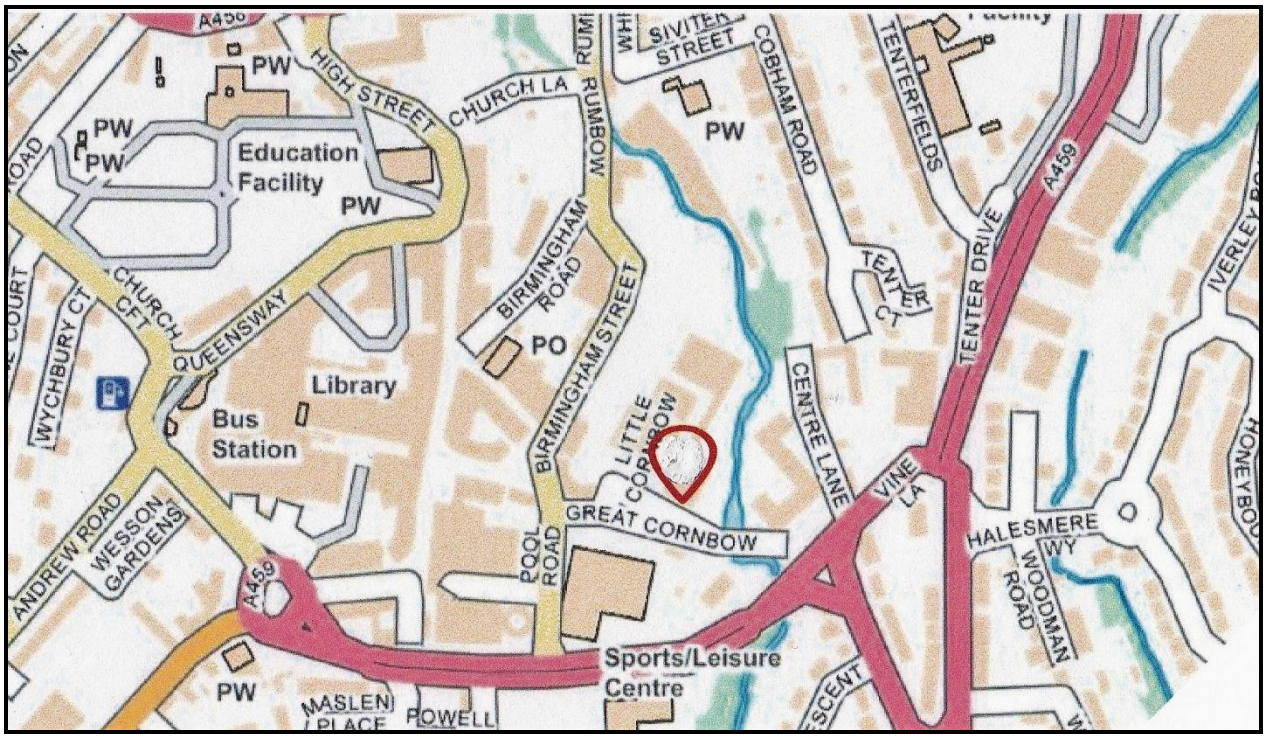
LEGAL COSTS
Each party to pay their own respective legal costs incurred in the transaction.

VIEWING By strict appointment with the Sole Agents:

John Emms Commercial
Tel: 01384 257284
Email: john@johnemmscommercial.co.uk
Website : www.johnemmscommercial.co.uk

SUBJECT TO CONTRACT

MERIDEN HOUSE, 6 GREAT CORNBOW, HALESOWEN, B63 3AB…..Continued



MERIDEN HOUSE, 6 GREAT CORNBOW, HALESOWEN, B63 3AB…..Continued

Energy performance certificate (EPC)

Meriden House
6 Great Cornbow
HALESOWEN
B63 3AB

Energy rating: E

Valid until: 24 April 2033

Certificate number: 6285-1344-9126-4140-1417

Property type: Offices and Workshop Businesses

Total floor area: 257 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A+ to E.

Energy rating and score

This property's energy rating is E.

Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.

How this property compares to others

Properties similar to this one could have ratings:

If newly built: 26 B

If typical of the existing stock: 105 E

Breakdown of this property's energy performance

Main heating fuel	Natural Gas
Building environment	Heating and Natural Ventilation
Assessment level	3
Building emission rate (kgCO2/m2 per year)	29.97
Primary energy use (kWh/m2 per year)	190

Recommendation report

Guidance on improving the energy performance of this property can be found in the recommendation report (/energy-certificate/5768-0943-0552-5827-1048).

Who to contact about this certificate

Contacting the assessor

If you're unhappy about your property's energy assessment or certificate, you can complain to the assessor who created it.

Assessor's name	Mark McGuinness
Telephone	07590 024290
Email	gallowbridge@btinternet.com

Contacting the accreditation scheme

If you're still unhappy after contacting the assessor, you should contact the assessor's accreditation scheme.

Accreditation scheme	Elmhurst Energy Systems Ltd
Assessor's ID	EES/019665
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

About this assessment

Employer	Gallowbridge Limited
Employer address	63 Bowling Green Road, Stourbridge, DY8 3RZ
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	18 April 2023
Date of certificate	25 April 2023