

TO LET



**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 Wilkinsons DIY, 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.

Regulated by RICS

**JOHN
EMMS**
COMMERCIAL

CHARTERED SURVEYORS TO COMMERCE AND INDUSTRY



www.johnemmscommercial.co.uk
Tel : 01384 257284

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

The accommodation comprises:-



	<u>AREA</u>
<u>SQ.FT.</u>	<u>SQ.M.</u>

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

<u>921</u>	<u>85.5</u>
1695	154.0

Comprising 6 offices.

APEX OFFICE

<u>217</u>	<u>20.2</u>
1876	174.1

CELLAR.

Comprising 2 store room areas.

<u>341</u>	<u>31.7</u>
------------	-------------

NET INTERNAL AREA

<u>2217 SQ.FT.</u>	<u>205.9 SQ.M.</u>
---------------------------	---------------------------

Externally

There are 17 car spaces demised with the property.

RATING ASSESSMENT

The Valuation Office Agency website indicates the 2017/2023 Rateable Value is £12,500.

Regulated by RICS

**JOHN
EMMS**
COMMERCIAL

CHARTERED SURVEYORS TO COMMERCE AND INDUSTRY



www.johnemmscommercial.co.uk
Tel : 01384 257284

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

TERMS

The property is available on new lease terms from 1st July 2023. The lease will be granted on full repairing and insuring terms. Length of lease to be agreed – minimum term 5 years.

ENERGY PERFORMANCE CERTIFICATE A new EPC is awaited.

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)

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

Regulated by RICS

**JOHN
EMMS**
COMMERCIAL

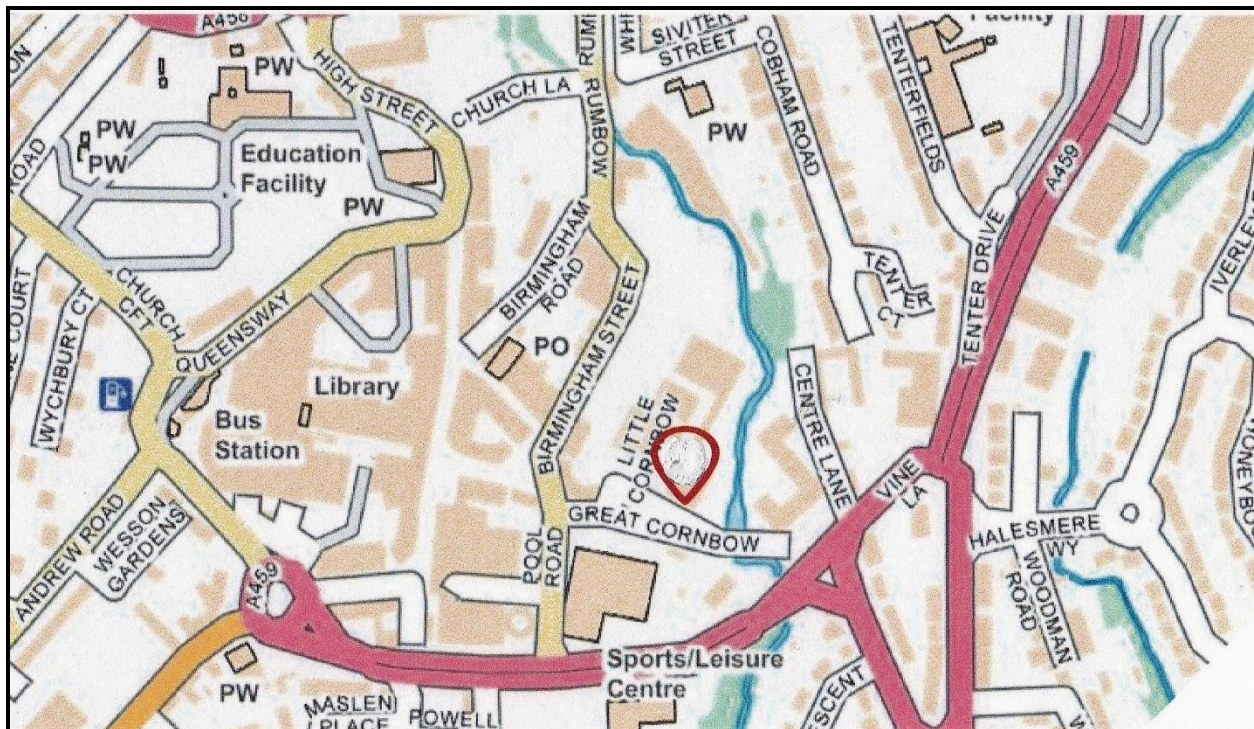
CHARTERED SURVEYORS TO COMMERCE AND INDUSTRY



www.johnemmscommercial.co.uk

Tel : 01384 257284

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



Regulated by RICS

**JOHN
EMMS**
COMMERCIAL

CHARTERED SURVEYORS TO COMMERCE AND INDUSTRY



www.johnemmscommercial.co.uk
Tel : 01384 257284