



FOR SALE

SHENSTONE COURT, EXCELSIOR HOUSE & EXCELSIOR WORKS, MUCKLOW HILL, HALESOWEN, WEST MIDLANDS B62 8EP



Shenstone Court
(Gross Internal Area approx.)

10,000 sq.ft.

929.78 sq.m.

Excelsior House
(Net Internal Area Approx.)

2,040 sq.ft.

189.52 sq.m.

Excelsior Works
(Gross Internal Area Approx.)

12,739 sq.ft.

1,183.54 sq.m.

- Available as a whole or as 3 separate lots
 - Part income producing
- Potential for alternative uses on a subject to planning basis.





Location:

The premises front the A458 Mucklow Hill close to its traffic island junction with the A459 Dudley Road within an established industrial area, approximately ¼ mile north east of Halesowen town centre.

Description:

Shenstone Court comprises an industrial/warehouse building with a substantial mezzanine floor together with three storey offices to the front elevation and ancillary single storey workshop building to the rear together with substantial surrounding yard and an area of expansion land.

Excelsior House comprises a three storey semi-detached 1970's office building together with enclosed yard area to the rear. Both buildings occupy a total site area of approximately 0.41 hectares (1.1 acres).

Excelsior Works comprises two single storey industrial/workshop buildings with ancillary/office accommodation currently utilised as vehicle repair workshops together with associated yard and circulation areas.

Accommodation:

Shenstone Court	Sq.m.	Sq.ft.
Workshop	253.44	2,728
Mezzanine	241.46	2,599
Ground floor workshop	65.80	708
Ground floor offices	62.76	676
First floor offices	88.83	956
Second floor offices	127.77	1,375
Ancillary workshop	89.72	966
Approximate Total Gross Internal Area	929.78	10,008

Excelsior House	Sq.m.	Sq.ft.
Ground Floor Offices	71.10	765
First Floor Offices	76.75	827
Basement Offices	41.67	448
Approximate Total Net Internal Area	189.52	2,040

Excelsior Works	Sq.m.	Sq.ft.
Unit 1		
Workshop	373	4,015
Ancillary	29.223	315
First Floor Ancillary	57.75	622
Mezzanine Store	60.44	650
Unit 2		
Workshop	525.97	5,661
Ground Floor Offices	44.75	482
First Floor Offices	21.03	226
Mezzanine Parts Store	40.53	436
Mezzanine Parts Store	30.84	332
Approximate Total Gross Internal Area	1,183.54	12,739

Tenure:

The premises are available on a freehold basis.

Price:

Offers are invited with the following guide prices:

Shenstone Court: £325,000, exclusive
 Excelsior House: £95,000, exclusive
 Excelsior Works: On application

Business Rates:

Information available on request from the Agents.

A tenant Gemini Vehicle Solutions Limited is holding over on Excelsior Works following the expiry of their lease on 31/09/12. They are paying £35,000 per annum.

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.

EPC:

Shenstone Court – **E** (112)
 Excelsior House – **D** (96)
 Excelsior Works – **D** (86)





Legal Costs:

Each party to bear their own legal costs incurred in

VAT:

All prices quoted are exclusive of VAT, which may be chargeable.

Viewing:

Strictly via sole agents:

Harris Lamb
75-76 Francis Road
Edgbaston
Birmingham
B16 8SP

Tel: 0121 455 9455

Fax: 0121 455 6595

Contact: Charles D'Auncey

Email: Charles.dauncey@harrislamb.com

Ref: G5103

Date: March 2016

Subject To Contract



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