

To Let

Second Floor Offices

**SHAWTON HOUSE,
790 HAGLEY ROAD WEST, QUINTON**



REFURBISHED OFFICES

175.585m² (1,890 ft²) Approx.

LOCATION

The premises are situated on the 2nd floor of Shawton House which is located off Hagley Road West, A458, which connects Birmingham to Halesowen.

DESCRIPTION

The premises comprise the second prominent office building. The premises are entered by key code entry into a communal reception area. Stairs lead to the suite on the second floor which is laid out in mainly open plan accommodation.

ACCOMMODATION (All Sizes are approximate)

Office A	89.220 m ²	960 ft ²
Office B	72.520 m ²	781 ft ²
Reception	5.855 m ²	63 ft ²
Kitchen	8.029 m ²	86 ft ²

Total 175.585 m² 1890 ft²

The accommodation is finished to a good specification having fully carpeted floors throughout.

The accommodation is capable of sub-division.



LEASE TERM

The accommodation is offered on flexible terms based on a five year lease.

RENT

£15,000 per annum exclusive of VAT.

BUSINESS RATES

Interested parties are advised to make their own enquiries with Sandwell MBC Business Rates Dept on 0121 5692200

VIEWING

Strictly by appointment with the Sole Letting Agent:

**Pennycuik Collins,
9 The Square, 111 Broad Street
Birmingham, B15 1AS**

**Tel. No: 0121 665 4150,
Fax. No: 0121 665 4190**

Ref: Paul Steele

SUBJECT TO CONTRACT

April 2012

Energy Performance Certificate

Non-Domestic Building

HM Government

SECOND FLOOR OFFICES
790, Hagley Road West
OLDBURY
B88 0PJ

Certificate Reference Number:
0851-0032-7449-3494-8008

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website www.communities.gov.uk/epbd.

Energy Performance Asset Rating

More energy efficient

A+

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

243 This is how energy efficient the building is.

Technical Information

Main heating fuel: Grid Supplied Electricity
Building environment: Heating and Natural Ventilation
Total useful floor area (m²): 104
Building complexity (NOS level): 3
Building emission rate (kgCO₂/m²): 190.22

Benchmarks

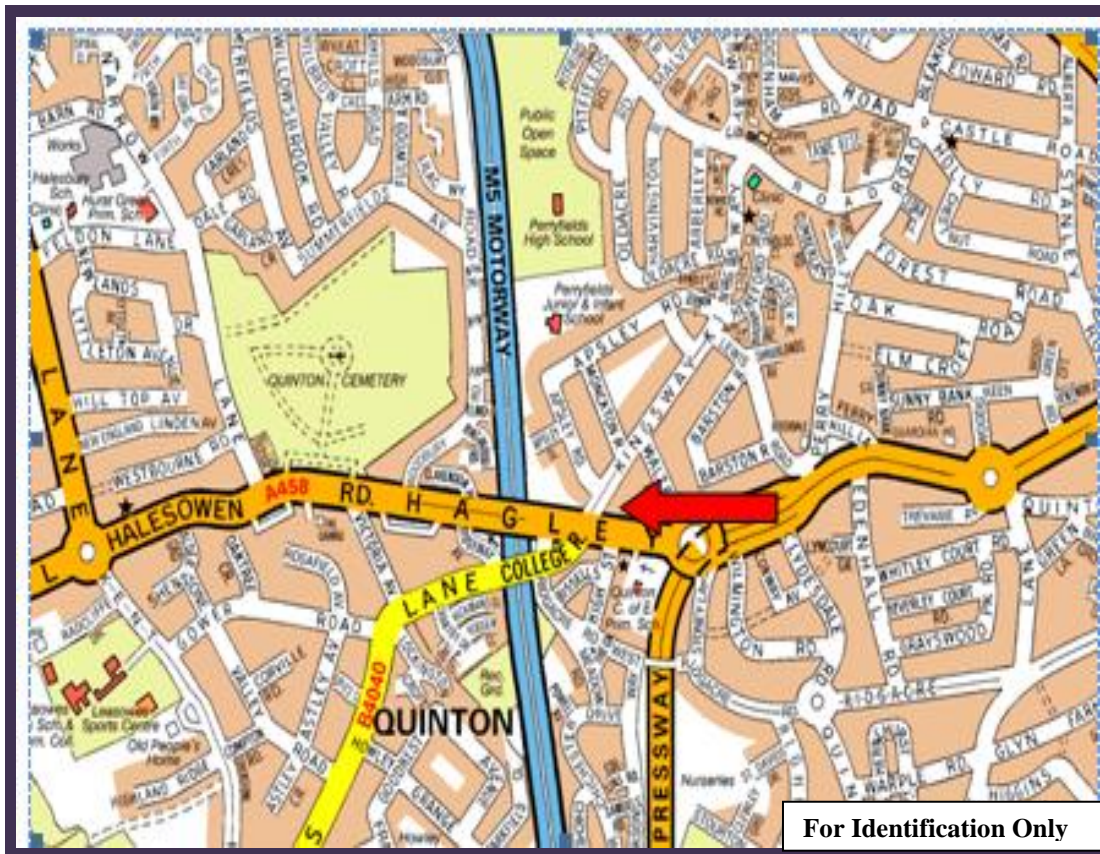
Buildings similar to this one could have rating as follows:

30 If newly built

79 If typical of the existing stock

Green Deal Information

The Green Deal will be available from later this year. To find out more about how the Green Deal can make your property cheaper to run, please call 0300 123 1234.



The Property Misdescriptions Act 1991:

These particulars are prepared and issued in accordance with the Property Misdescriptions Act 1991. Whilst we endeavour to make our Particulars accurate and reliable, if there is any matter of particular importance to you, then please do not hesitate to contact our office and we will be pleased to check the information for you (**especially if you are travelling some distance to view the property**).

Fixtures and Fittings:

All those items mentioned in these particulars are, we are advised, included in the sale. All other items, including those shown on any photographs, are excluded. References to any gas, electrical or other fixtures, fittings or appliances are to state their inclusion only, and no warranty is given or implied as to their condition or effectiveness.

Measurement:

The property has been measured in accordance with the RICS "Code of Measuring Practice (6th Edition)".

VAT:

Unless otherwise stated, all prices and rentals quoted are exclusive of any Value Added Tax to which they may be subject.

Misrepresentation Act 1967:

Pennycuik Collins for themselves and the vendors or lessor's of this property, whose agents they are, give notice that these particulars do not constitute any form of an offer or contract, nor any part of an offer or contract. Neither the vendor nor lessor of this property, nor Pennycuik Collins (or person in their employment) has any authority to make, give or imply any representation or warranty whatsoever in relation to this property.

Rates/Water Rates:

Verbal enquiries only have been made of the local authority; interested parties are advised to verify the figures direct with the appropriate authority.

Tenure:

The tenure which we show is as verbally advised to us, we have not had the opportunity to inspect any title documentation and therefore cannot verify this information.

Services:

Information in respect of all services regards availability, adequacy and condition of services is as verbally advised to us, we have not tested and no warranty is given or implied in their respect.

Reproduced by permission of Geographers' A-Z Map Co. Ltd. Licence No. A0429.

This Map is based upon Ordnance Survey maps with the permission of the Controller of Her Majesty's Stationery Office.

@ Crown Copyright 2002.