

Property Consultants



Crosthwaite
COMMERCIAL

T 0114 272 3888

Hawk Works, 105A Mary Street, Sheffield S1 4RT

To Let

91-107 Dudley Road, Halesowen B63 3NS



- **Self-Contained Showroom with Generous Car Park**
- **Prominent Location with Excellent Visibility**
- **Main Sales Area with Workshop to the Rear**
- **Immediately Available**
- **Ground Floor: 9,708 sq ft (901.9 sq m) + Mezzanine**

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LOCATION

The building is located on Dudley Road (A459), close to its' junction with Earls Way (A458), 0.5 miles north east of Halesowen town centre.

The immediate vicinity is a mixture of retail/car showrooms and light industrial warehouses/trade counters with some terraced residential lining the main road.

Some of the most noted occupiers on the road include Suzuki, Vauxhall, Tesco and Makro.

DESCRIPTION

The building has excellent visibility from Dudley Road and comprises of a self-contained unit totalling 9,708 sq ft.

There is a main sales area to the front of the unit with WC's, a private office / meeting room and a workshop to the rear with a roller shutter door.

The mezzanine measures 2,543 sq ft, however, is demountable.

The unit comes with a generous car park.

ACCOMMODATION

(All areas are approximate)

Ground Floor	9,708 sq ft	901.9 sq m
Mezzanine	2,543 sq ft	236.2 sq m

RATING

The unit is rated as Retail Warehouse and Premises with a 2023 RV of £64,500.



RENT

£75,000 per annum exclusive.

LEASE

A new lease is available directly from the landlord for a term by arrangement.

USE

The building currently has Sui Generis use as a bike showroom but is suitable for a variety of other uses, subject to planning.

VAT

VAT is payable at the prevailing rate.

ENERGY PERFORMANCE CERTIFICATE

Certificate available on request.

LEGAL COSTS

Each party are to be responsible for the payment of their own legal costs in connection with this transaction.

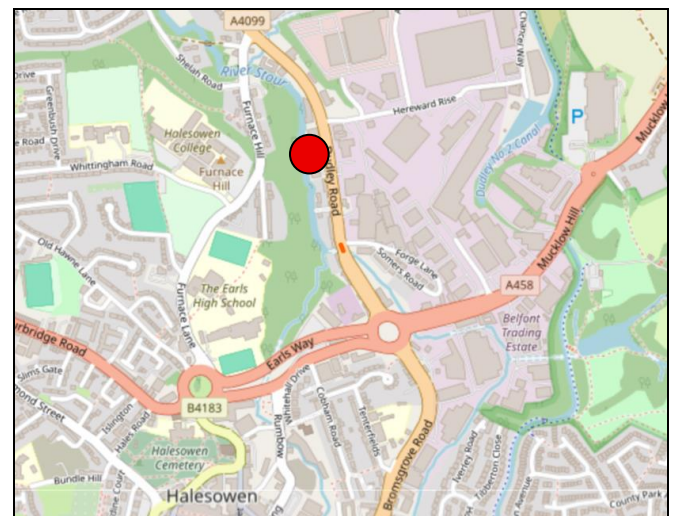
VIEWING ARRANGEMENTS

Viewing arrangements, and any further information, can be obtained from the sole agent detailed below:

Tom Shelton - Crosthwaite Commercial

tom@crosthwaitecommercial.com

07738 335 482



SUBJECT TO CONTRACT AND AVAILABILITY

August 2024



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Property Plan

