

Extensively refurbished



TO LET Multi-storey offices
2,194 - 21,001 sq.ft (204 - 1,951 sq.m)

Glendale House Woden Road West, Wednesbury, West Midlands, **WS10 7SF**

- Prominent location • Modern open plan accommodation • Ample free on-site parking
- On site security • Close to the A41 and A461



DESCRIPTION

Glendale House is a multi-storey office building of concrete frame construction, with brick in-fill and aluminium windows.

Divided over four floors, Glendale House currently offers refurbished open plan accommodation, including male and female toilet amenities with kitchen facilities. The building also provides beneficial on-site parking to the front of the property, with additional spaces available in an underground facility.

LOCATION - WS10 7SF

The property is prominently situated on Woden Road West within a well-established commercial area on the Bescot Estate, Wednesbury.

The Black Country New Road (A41) and A461 are nearby, providing direct access to junction 9 of the M6 and wider West Midlands conurbation, including Wolverhampton (9 miles distant), West Bromwich (3 miles distant) and Birmingham beyond.

RENT

On application

BUSINESS RATES

Rateable Value - TBC

Rates Payable - TBC pax

For further information and to clarify these costs, contact the Local Rating Authority, Sandwell Council Tel: 0121 368 1155.

VAT

All occupational costs are subject to VAT in addition.

ESTATE SERVICE CHARGE & INSURANCE

The offices participate in a service charge scheme of £0.21p / sqft. Costs incurred for the repair and maintenance of the common areas, estate road, communal car park and landscaping areas.

The landlord will insure the property, the premium cost for which is recovered from the occupier.

ENERGY PERFORMANCE

Further information available upon request.

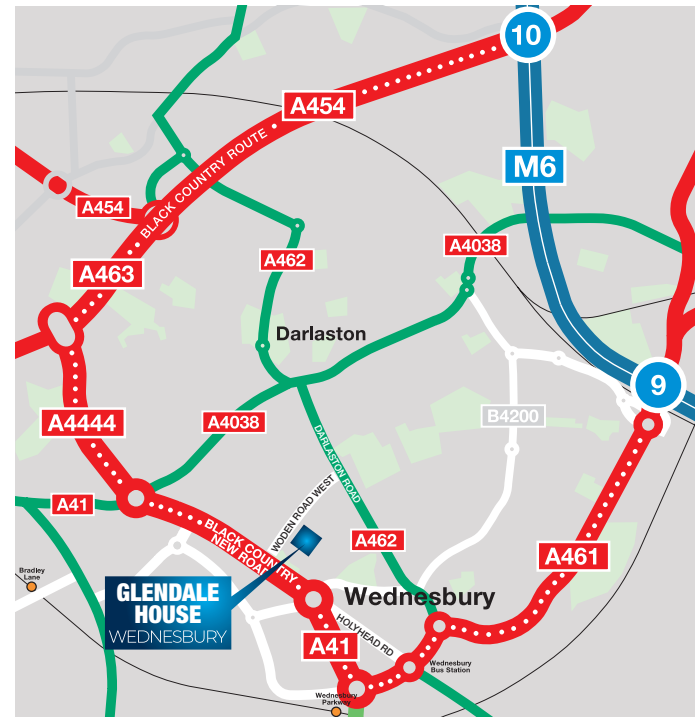
PLANNING

It is the incoming tenant's responsibility to verify that their intended use is acceptable to the Local Planning Authority.

LEGAL AND SURVEYORS COSTS

Each party is responsible for their own legal costs in connection with the granting of the lease.

AREA (approx GIA)	sq.ft	sq.m
Second Floor	5,666	526
First Floor	5,693	529
Ground Floor	7,448	692
Lower Ground Floor	2,194	204
TOTAL	21,001	1,951



VIEWING

Strictly via prior appointment:



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