

THE COMMERCIAL PROPERTY SPECIALISTS

TO LET

FIRST FLOOR OFFICES

Office 3: 3,358 sq ft Office 4: 3,663 sq ft Total 7,021 sq ft



40 BIRMINGHAM ROAD, WEST BROMWICH B71 4JZ



- Highly prominent office building with frontage to Birmingham Road, West Bromwich.
- Junction 1 of the M5 within 100 yards.
- Ample car parking.
- Refurbished modern office accommodation.

LOCATION

The premises are prominently located with principle frontage to A41 Birmingham Road, West Bromwich. The site is 100 yards from Junction 1 of the M5 motorway.

The site is within walking distance of two modern hotels and an adjacent bus stop serving Birmingham and West Bromwich. The property is well served by public transport links with Hawthornes Train and Metro Station also a short walk away.

The property benefits from direct access to Junction 1 of the M5 motorway via the A41 Birmingham Road. The A41 also provides a route to West Bromwich and Birmingham City Centre which are 1 mile west and 4 miles south east from the property respectively.

DESCRIPTION

The property comprises a high quality purpose built office building set at first floor level.

The office building is of steel frame construction with part brick elevations beneath sheet metal cladding and continuous glazed panels above.

The recently refurbished first floor offices provide suspended ceilings with LED lighting, double glazed window, WC and kitchenette facilities per office and a mixture of open plan and private offices divided with glazed partitions. The property is heated with a gas fired central heating system and has the benefit of an 8 person passenger lift.

The offices provide 39 car parking spaces.

ACCOMMODATION

Net internal areas approximately:

	sq ft	sq m
Unit 3	3,358	312
Unit 4	<u>3,663</u>	<u>340</u>
Total	7,021	652

OUTSIDE

A large fenced car parking area is provided with direct access to the building .

SERVICES

We are advised that mains water, drainage, gas and electricity are connected or available.

Interested parties are advised to check this position with their advisors/contractors.

RENTAL

Please contact the agents for full details.

LEASE TERMS

Available by way of a new full repairing and insuring lease on a terms to be agreed.

PLANNING

Interested parties are advised to make their own enquiries with Sandwell Metropolitan Borough Council on 0845 3582200

RATES

The rates for the available office accommodation will need to be reassessed, Interested parties are advised to make their own enquiries with Sandwell Metropolitan Borough Council on 0845 3582200

VAT

All figures quoted do not include VAT which will be payable at the current prevailing rate.

EPC

An EPC has been commissioned and will be available shortly.

WEBSITE

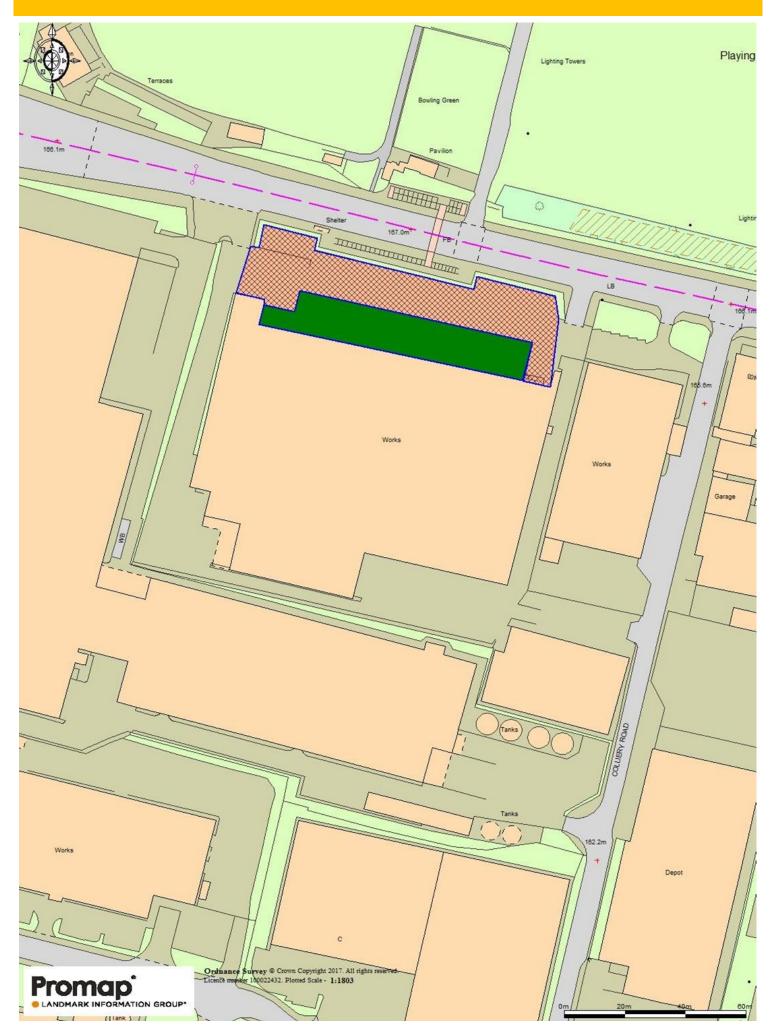
Aerial photography and further information is available at: bulleys.co.uk/bhamrdoffices

VIEWING

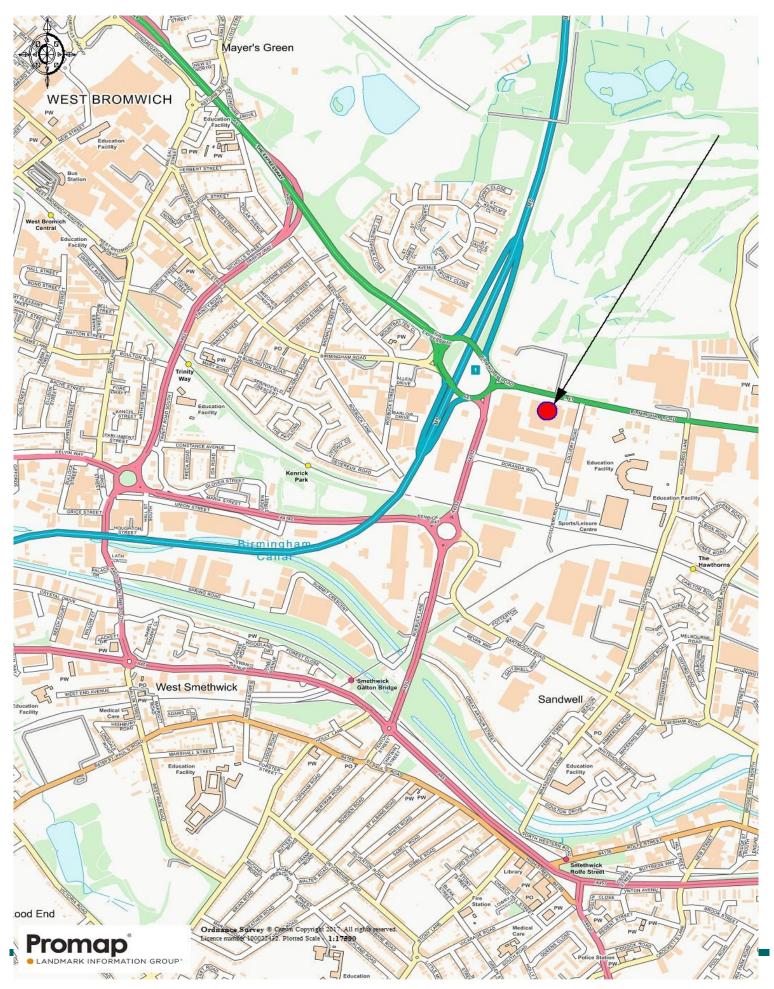
Strictly by prior appointment with the sole agent Bulleys at their Oldbury office on 0121 544 2121.

Details prepared 11/23





Site Plan- For Identification only- Not to scale. Accuracy cannot be guaranteed



IMPORTANT NOTICE

Bulleys for themselves and for the vendors or lessors of this property whose agents they are give notice that:

(i) The particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute part of an offer or contract.

(ii) All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not reply on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

(iii) No person in the employment of Bulleys has any authority to make or give any representation or warranty whatever in relation to this property.

(iv) All rentals and prices are quoted exclusive of VAT.