



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.

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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 | 3,663 | 340 |
| 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.

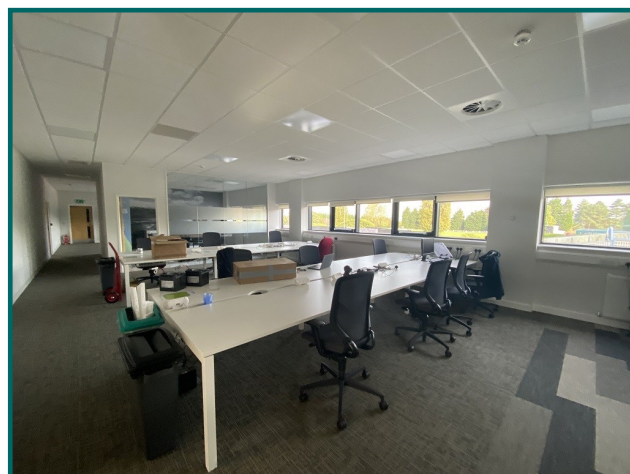
WEBSITE

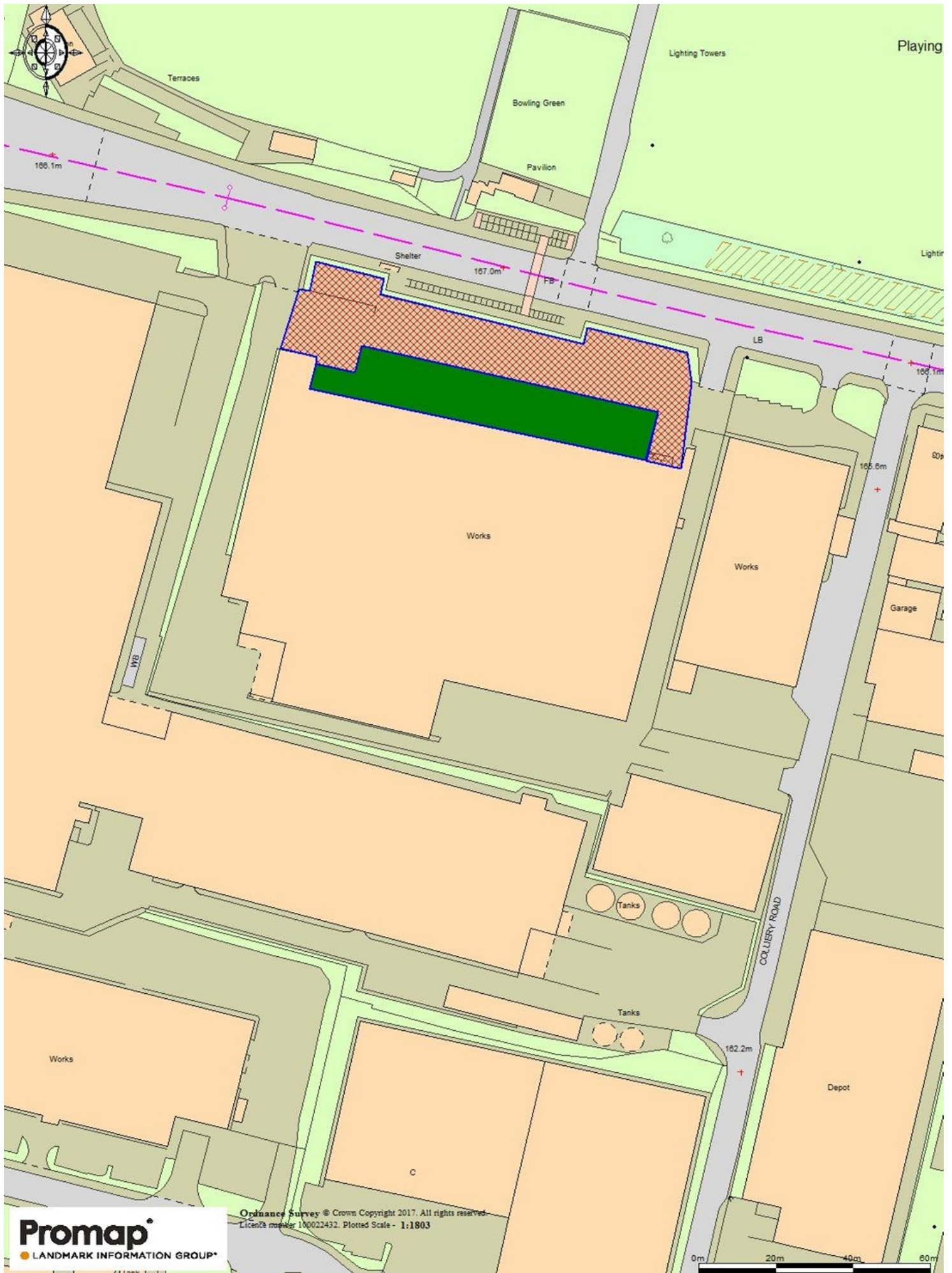
Aerial photography and further information is available at: bulleys.co.uk/bhamrdoffices

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

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