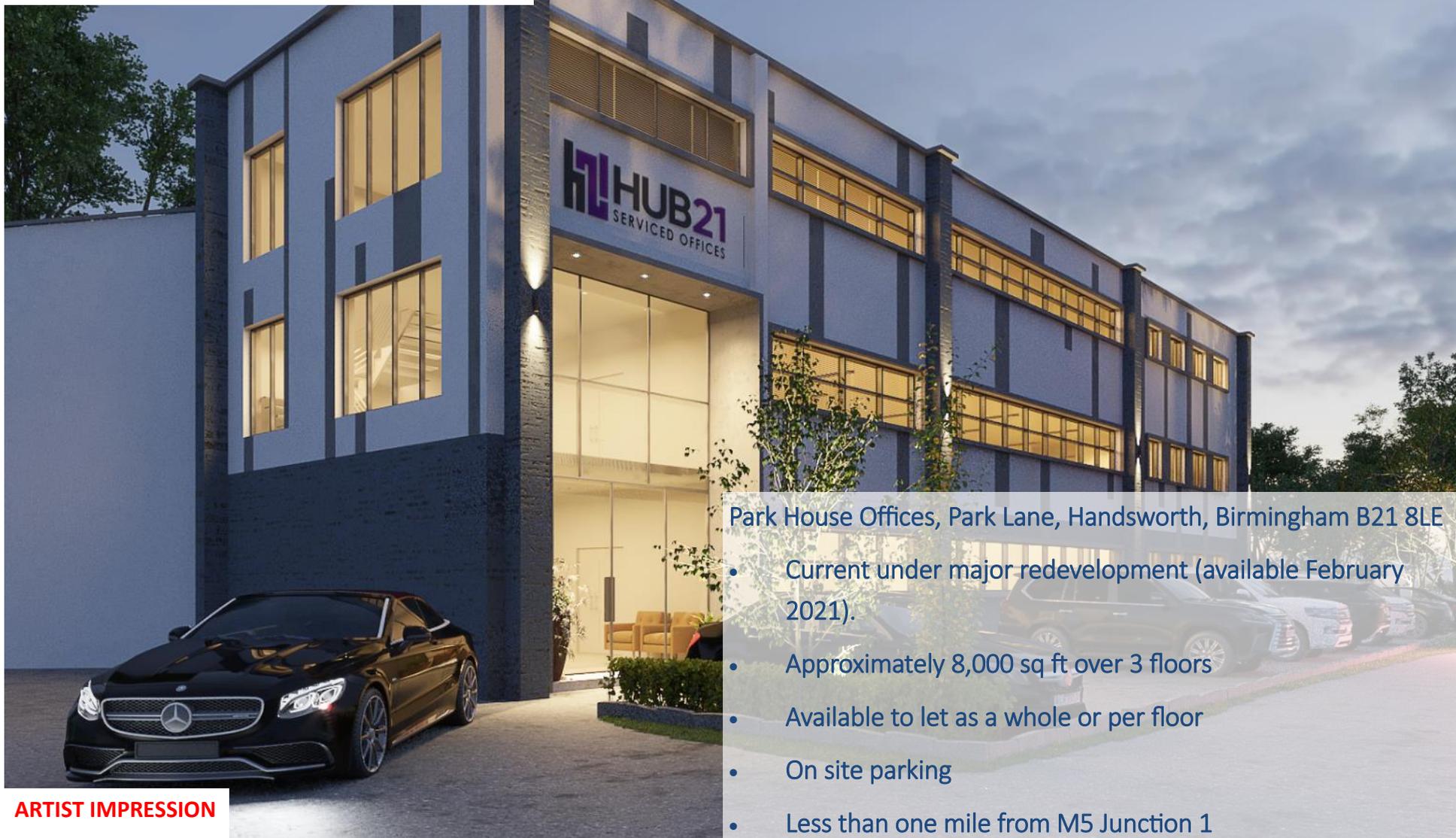


# BOND WOLFE

## Redeveloped Offices To Let



**ARTIST IMPRESSION**

Park House Offices, Park Lane, Handsworth, Birmingham B21 8LE

- Current under major redevelopment (available February 2021).
- Approximately 8,000 sq ft over 3 floors
- Available to let as a whole or per floor
- On site parking
- Less than one mile from M5 Junction 1

## DESCRIPTION

Park House is a traditional office building which is located on the border of West Bromwich and Handsworth is currently going through a major redevelopment designed to attract creative and innovative companies from across the West Midlands.

The 8,000 sq ft property which is based over 3 floors can be let as a whole or per floor. The landlord has confirmed bespoke layout and decor can be considered for all different types of companies subject to approval.

## ACCOMMODATION

### Ground Floor

All tenants will enter via the ground floor entrance into a communal reception and waiting area which houses a visitors W/C. There is also a further door which leads to the ground floor office circa 2,670 sq ft.

### First Floor

Self contained office of circa 2670 sq ft with its own toilets and kitchen facilities.

### Second Floor

Self contained office of circa 2670 sq ft with its own toilets and kitchen facilities.

### External

The external area at the front of the property will provide parking for tenants and customers. Additional parking is available.

## LOCATION

Located on Park Lane in West Bromwich which is linked to the Birmingham Road which connects to both West Bromwich Town Centre and Birmingham City Centre. The property is surrounded by industrial and retail premises and is close to West Bromwich Albion Football Stadium. It is also conveniently located less than a mile from junction one of the M5.

## MONEY LAUNDERING REGULATIONS

In accordance with Money Laundering Regulations, two forms of identity and confirmation of the source of funding will be required from the successful purchaser.

## DISCLAIMER

All services have not and will not be tested.

## VAT

All prices quoted are exclusive of any vat which may be applicable

## TENURE

Leasehold

## PRICE

The property is available as a whole or per floor on flexible lease terms for a period to be agreed at £14 per sq ft



## FURTHER INFORMATION

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