

BOND WOLFE

Prestigious Offices To Let



Guardian House, Cronehills Linkway, West Bromwich, B70 8SW

- ◇ *Premier Office Building adjacent to Tesco New Square.*
- ◇ *1 mile from Junction 1 of the M5 Motorway.*
- ◇ *Prominent Town Centre Location.*
- ◇ *Private & Secure Parking.*
- ◇ *Commissionaire Reception.*

DESCRIPTION

Guardian House is considered to be the premier office building in West Bromwich and is situated over four stories including a large ground floor reception area with commissionaire facilities, substantial onsite secure car parking and high quality office accommodation throughout.

The accommodation benefits from raised flooring, suspended ceilings and, Cat II lighting.

ACCOMMODATION

	Sq. M	Sq. Ft
First Floor Rear	595.93	6,393

TENURE

To Let on new lease terms by way of negotiation, at a quoting rent of £11.50 per sq. ft per annum exclusive.

CAR PARKING

Private and secure barrier controlled onsite car parking is available.

VAT

VAT is payable on rent and service charge at the prevailing rate.

LOCATION AND SITUATION

Guardian House occupies a prominent position immediately adjacent to the Tesco led New Square development including occupiers such as Primark, Greggs, Costa Coffee, Nandos and Next.

Enjoying the premier location in West Bromwich, Guardian House is situated just 1 mile from junction 1 of the M5 Motorway, and within easy walking distance of the Town Centre, Metro and Bus Station.

LEGAL COSTS

Each party to bear their own legal costs.

SERVICE CHARGE

All mains services are installed, and the tenants will be responsible for a service charge and buildings insurance contribution towards the cost of services provided by the landlord.

MONEY LAUNDERING

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

EPC

Available upon request.



FURTHER INFORMATION & VIEWINGS

BOND WOLFE

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