Purpose Built Town Centre Offices with on site Parking To Let

Landchard House, Victoria Street, West Bromwich, B70 8ER

Prominent Town Centre Location.
1 mile from M5 Junction 1.
Close to public transport.
Commissionaire Reception & Private Secure Rear Parking.
Flexible Lease Terms.
24 Hour access.
DESCRIPTION

The property comprises of a purpose built office block, with versatile accommodation set on three floors served by a passenger lift.

Access to the property is gained by the front main entrance doors which lead to the ground floor reception area, providing further access to secure rear parking.

ACCOMMODATION

Office suites are configured into predominantly open plan layouts offering flexible accommodation. Further benefits include central heating, suspended ceilings, carpeting throughout and commissionaire facilities, with onsite secure parking and lift access to all floors.

| Part Second Floor, Suite 6A | 1,069 sq. ft. |
| Part Second Floor, Suite 6B | 2,342 sq.ft. |

LEASE TERMS

The accommodation is being offered on flexible lease terms to be agreed, at a quoting rent of £10.50 per sq. ft exclusive.

CAR PARKING

Secure on site allocated car parking is available.

EPC

BOND WOLFE

James Mattin
0121 525 0600
Email: jamesmattin@bond-wolfe.com
Or
Richard Horwell
Email: richardhorwell@bond-wolfe.com

LOCATION

West Bromwich is a large ‘Black Country’ town within the Metropolitan Borough of Sandwell and lying approximately 5 miles West of Birmingham.

The offices are located in Victoria Street, which leads off the main West Bromwich High Street, with Junction 1 of the M5 motorway approximately 1 mile away. Additionally, the metro station and bus station are both within easy walking distance.

The property is also close to the new Tesco led New Square development which will include leisure facilities and a range of shops, cafes, bars and restaurants.

SERVICE CHARGE

All mains services are installed and the tenants will be responsible for a Service Charge contribution towards the cost of services provided by the landlord.

BUSINESS RATES

For further information on the current rates payable, please contact the local planning authority or Bond Wolfe.