



TO LET



Prime Offices To Let - Adjacent to Junction 1 of the M5 Motorway

47 Birmingham Road, West Bromwich, B70 6PY

904 sq.ft - 2,308 sq.ft.

LOCATION

The property benefits from a strategic location, approximately one mile southeast of West Bromwich Town Centre and just five miles northwest of Birmingham City Centre. Situated on the southern side of Birmingham Road, it offers easy access to Junction 1 of the M5 motorway, ensuring seamless connectivity to regional and national destinations.

Smethwick Galton Bridge Railway Station, located around two miles to the south, provides direct train services to Birmingham, Walsall, and Wolverhampton. Additionally, the property is conveniently close to New Square Shopping Centre, offering a variety of retail, dining, and leisure options just a short distance away.

DESCRIPTION

This contemporary office building caters to businesses of all sizes, providing a professional and attractive workspace tailored to your needs. Whether you're a startup seeking a dynamic shared office environment or an established company requiring dedicated space for a growing team, our suites offer the perfect solution.

Each office suite is thoughtfully designed, well-maintained, and available on flexible terms, ensuring you have the adaptability to scale as your business evolves.

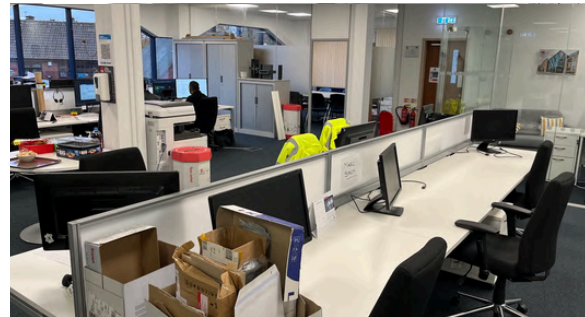
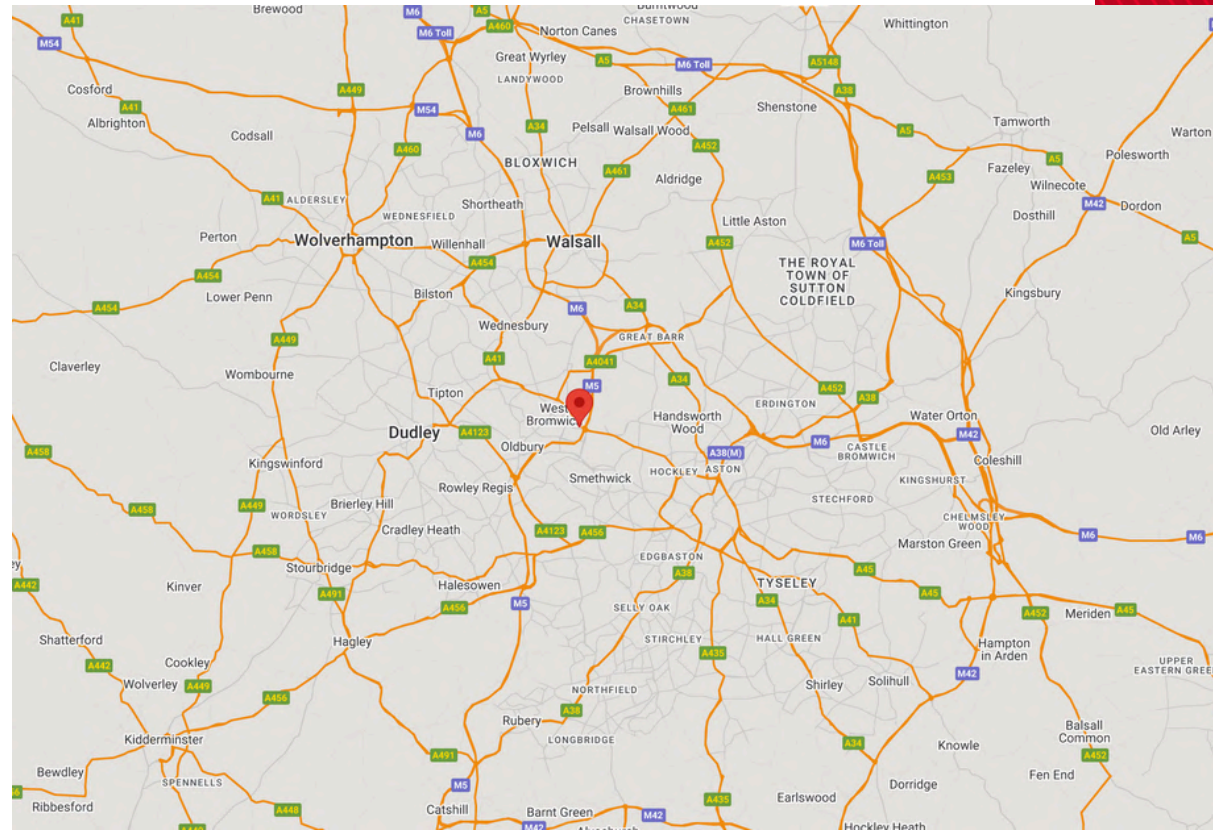
ACCOMMODATION

Ground Floor - Brookes Suite: 1,404 sq. ft.

Ground Floor - Lanchester Suite : 904 sq. ft.

First Floor - Part: 1,242 sq. ft.

Ground Floor Suites can be combined - 2,308 sq.ft



Lease Terms

Ground Floor - Brookes Suite: £29,508 per annum

Ground Floor - Lanchester Suite : £18,976 per annum

First Floor - Part: £26,085 per annum

Service Charge

Ground Floor - Brookes Suite: £9,186 per annum

Ground Floor - Lanchester Suite : £5,907 per annum

First Floor - Part: £3,105 per annum

VAT

We are advised that VAT is applicable.

EPC

Available upon request

LEGAL COSTS

Each party are to be responsible for their own legal costs that may be incurred in this transaction.

ANTI-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 purchaser.



CONTACTS

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