

# TO LET



## Commercial Office Premises For Lease

309 High Street, West Bromwich, West Midlands, B70 8LX



## LOCATION

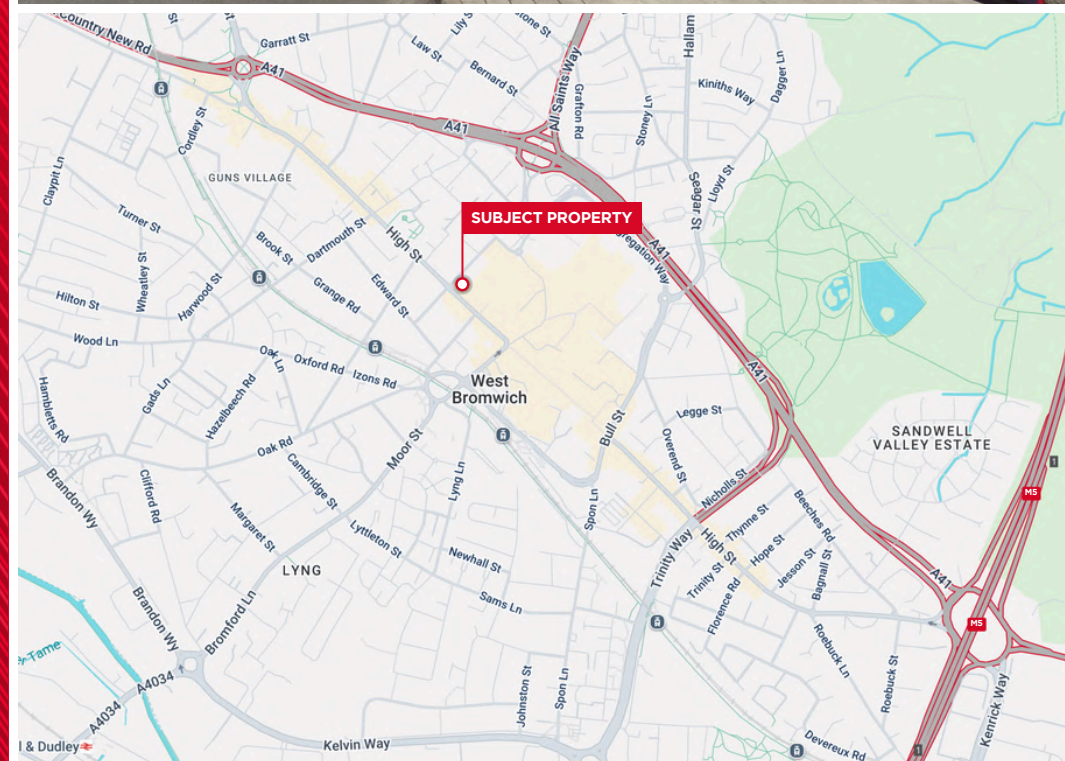
The offices are situated above the NatWest Bank occupying a prominent corner position along the main High Street within easy access to the motorway network via Junction 1 of the M5 motorway and the A41 Black Country Route. West Bromwich Bus Station and Metro Station are within easy walking distance and the Sandwell & Dudley train station is approximately 5 minutes' drive away. The property is also close to the new Tesco led New Square development which includes leisure facilities and a range of shops, cafes, bars and restaurants.

## DESCRIPTION

The offices are situated on the 2nd floor accessed via a main door fronting the High Street, with stairs leading up to the accommodation. The office consists of an open plan office suite extending to 500 sq. ft with suspended ceilings, heated vents, rear fire exit, and W.C

## ACCOMMODATION

The office consists of an open plan office suite extending to 500 sq. ft with suspended ceilings, heated vents, rear fire exit, and W.C.





## TENURE

The accommodation is being offered on flexible lease terms for a quoting rent of £5,000 per annum for a term to be agreed.

## PRICE

£5,000 per annum.

## BUSINESS RATES

We recommend that interested parties should make their own enquiries with the local authority.

## VAT

All prices and figures are quoted exclusive of any VAT that may be applicable.

## EPC

Available upon request.

## 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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