



# BIRCHFIELD HOUSE

Joseph Street, Oldbury B69 2AQ

## **MODERN OFFICE CAMPUS TO LET**

8,114 - 16,584 sq ft (754 - 1,541 sq m)



## Strategic Location

Birchfield House is strategically located on Birchley Island adjacent to Junction 2 of the M5 motorway and is as such within easy access to the M6 and M42. West Bromwich lies approximately one mile to the north whilst Birmingham City Centre is 5.5 miles to the east.

Birchfield House is accessed principally from Joseph Street, an estate road that connects to both the A4123 dual carriageway and A4034. Both these roads provide access to Birchley Island and the M5 motorway whilst the A4123 connects with Dudley and the A4034 provides access to Oldbury Town Centre.

Numerous facilities and major occupiers are located nearby.

- |   |                        |   |      |   |                    |
|---|------------------------|---|------|---|--------------------|
| 1 | Petrol Filling Station | 4 | AA   | 7 | Halfords           |
| 2 | Holiday Inn Express    | 5 | ASDA | 8 | Swallowfield Court |
| 3 | Half Penny Farm Pub    | 6 | ALDI | 9 | DHU                |



BIRCHFIELD  
HOUSE





## BIRCHFIELD HOUSE

Birchfield House is a modern office building comprising a two storey detached brick built property under a modern curved metal clad roof with double glazed windows.

The building is located next to a mixture of retail and leisure amenities and prominently positioned off the Wolverhampton Road.



### TENURE

The premises are available on a new lease from the landlord on terms to be applied.

### BUSINESS RATES

Rateable Value: £192,000.

### RENT

Upon application.

### PARKING

The building benefits from 80 spaces to the front providing a generous ratio of 1 car space per 203 sq ft.

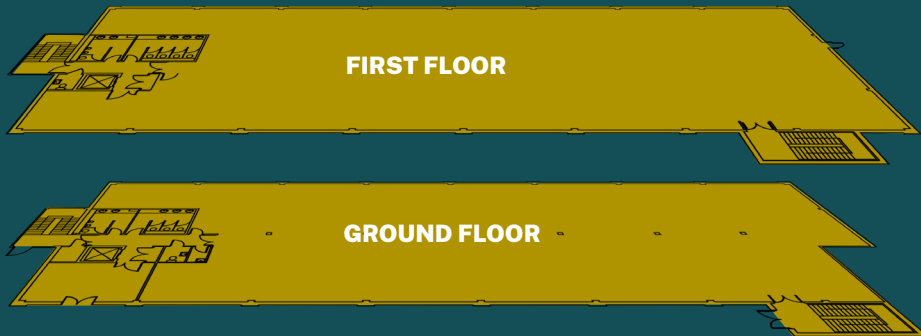
### EPC

EPC Rating for the property is B43.

## SPECIFICATION

The building provides open plan accommodation and benefits from the following specification:

- VRF heating and comfort cooling
- Suspended ceilings
- Motion sensor LED lighting
- Raised access floors
- Refurbished toilet facilities
- 24/7 access
- Site access via secure barrier entry



## ACCOMMODATION

The property has the following approximate net internal floor areas:

Floor	sq ft	sq m
Ground Floor	8,114	754
First Floor	8,470	787
<b>TOTAL</b>	<b>16,584</b>	<b>1,541</b>

\*Please note sizes quoted are NIA

The accommodation is available on a floor by floor basis if required





what3words: funded. send. pizza

SAT NAV: B69 2AQ

### VIEWING

For further information or to view contact:



Adjacent to Junction 2 M5



Sandwell and Dudley Railway Station 1.7 miles



Midland Metro Tram System from West Bromwich Parkway



Birmingham Airport 23 miles



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