



# FOR SALE



**Detached Freehold HQ Office Building with Large Car Park  
Adjacent to Junction 2 of the M5**

**Birchfield House, 1 Joseph Street, Oldbury, B69 2AQ**

**OFFERS BASED ON:**

**£2,450,000**



## KEY FEATURES

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Modern detached office building.

16,584 sq ft over two floors.

Strategically located adjacent to J2 of the M5.

Potential for alternative use (STP).

Large car park - approximately 80 spaces.

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Offers based on £2,450,000 for the freehold interest.





# LOCATION

Birchfield House is strategically located on Birchley Island adjacent to J2 of the M5 motorway. Birchfield House is situated off the A4123 which links to Junction 2 of the M5 providing easy access to the M6 and M42.

West Bromwich is approximately a mile to the North and Birmingham city centre is 5.5 miles to the East.

# DESCRIPTION

The property comprises a two-storey detached brick built property under a modern curved metal clad roof with double glazed windows. Internally, the premises incorporates an open plan with air conditioning, mineral suspended ceilings with Category 2 lighting and a raised access floor. There is a male, female and disabled toilet on each floor arranged around the core. The property also benefits from an 8 person lift. Both ground and first floors are open plan with the core to one end. The configuration of the property makes it easy to divide up on a floor by floor basis.

Externally, the building sits on a site that also contains a tarmac/block-paved car park providing car parking for approximately 80 spaces to the front.

# ACCOMMODATION

Demise	Area (Sq.Ft.)	Area (Sq.M.)
Ground Floor	8,114	753.81
First Floor	8,740	786.88
Total	16,584	1,540.69

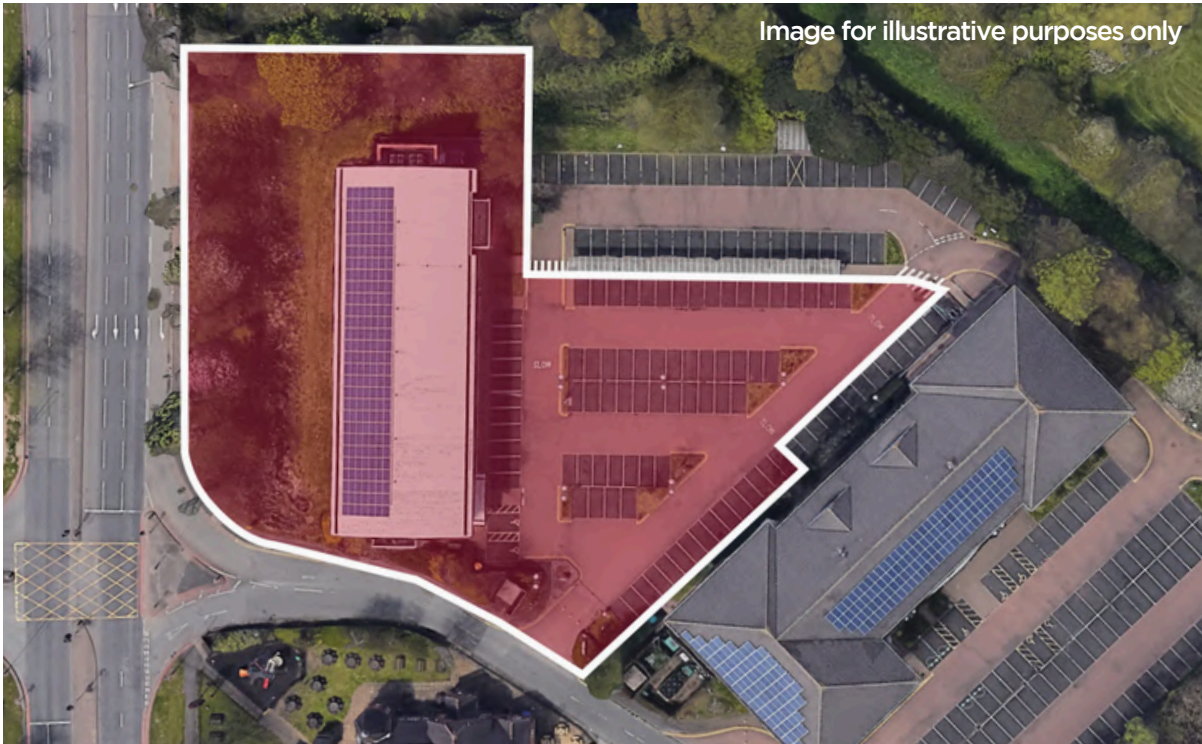
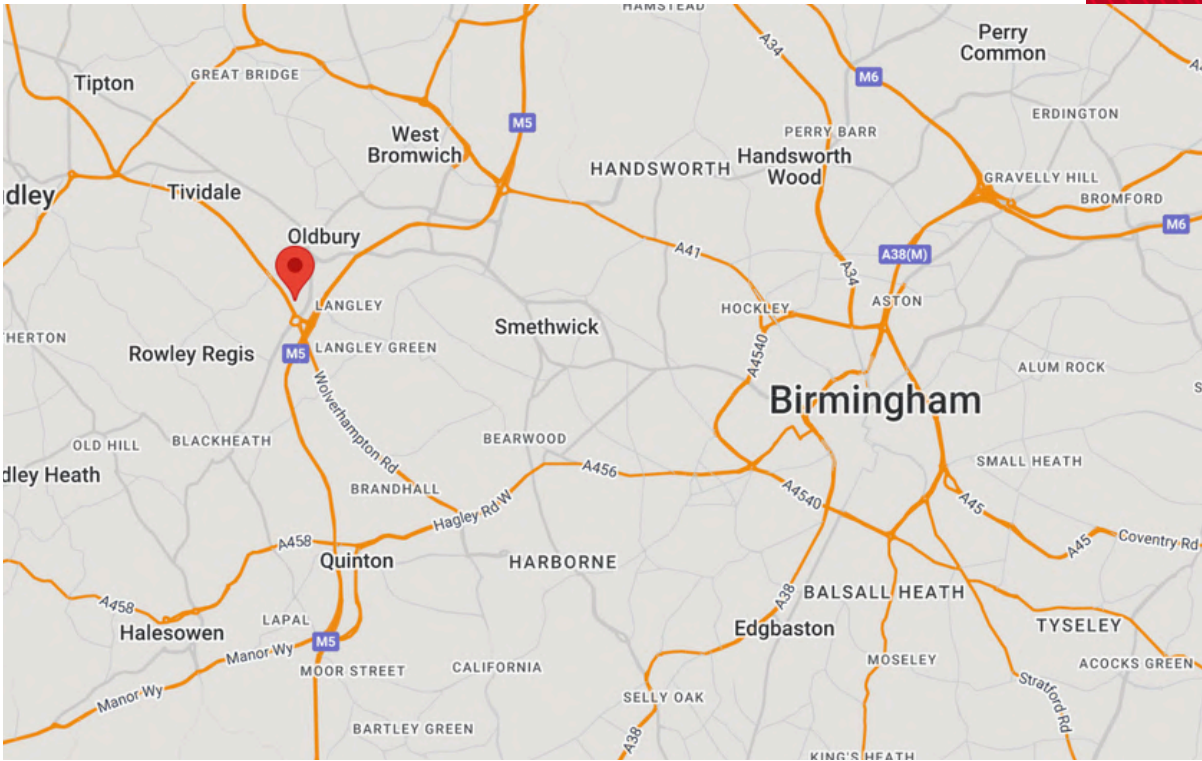


Image for illustrative purposes only



## TENURE

Freehold

## EPC

This property has an EPC rating of B.

## LEGAL COSTS

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

## VAT

VAT will be payable on the purchase price.

## PRICE

Offers based on £2,450,000 are invited for the freehold interest with vacant possession.

## 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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