## To Let





### 47 Birmingham Road, West Bromwich, B70 6PY

### Offices To Let adjacent to junction 1 of the M5 motorway.

- Flexible Lease terms
- Prominent location next to Junction 1 of the M5 Motorway
- High Quality office accommodation
- On-site parking
- Suites available at £21 p.s.f
- 807 sq ft immediately available / 1242 sq ft available May 2024

Viewings and further information: call us on **0121 525 0600** bondwolfe.com agency@bondwolfe.com

# To Let

## 47 Birmingham Road, West Bromwich, B70 6PY

#### Location

The property is located approximately one mile to the southeast of West Bromwich Town Centre and five miles to the north-west of Birmingham City Centre, situated on the southern side of Birmingham Road close to Junction 1 of the M5 motorway. Smethwick Galton Bridge Railway Station is located approximately 2 miles to the south providing direct services to Birmingham, Walsall and Wolverhampton. The property is also within close proximity to New Square shopping centre.

#### Description

This modern office building offers businesses of all sizes the opportunity to work in attractive offices whether you are a new starter looking to work in a shared office environment or an established business with multiple staff. All suites are well presented and available on flexible terms.

#### Accommodation

Two separate suites (Total 2,049 sq. ft. - 190.00 sqm) 807 sq ft Available now 1,242 sq ft (Available May 2024)

#### Tenure

Leasehold

#### Lease Terms

Quoting rent of £43,029 plus VAT per annum for the 2 units.

#### Service Charge

£5,123 plus VAT per annum.

#### VAT

VAT is applicable on this transaction.

#### 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 tenant.





Viewings and further information:

0121 525 0600 bondwolfe.com agency@bondwolfe.com Garry Johnson gjohnson@bondwolfe.com 0121 524 2583

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