

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 south-east 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

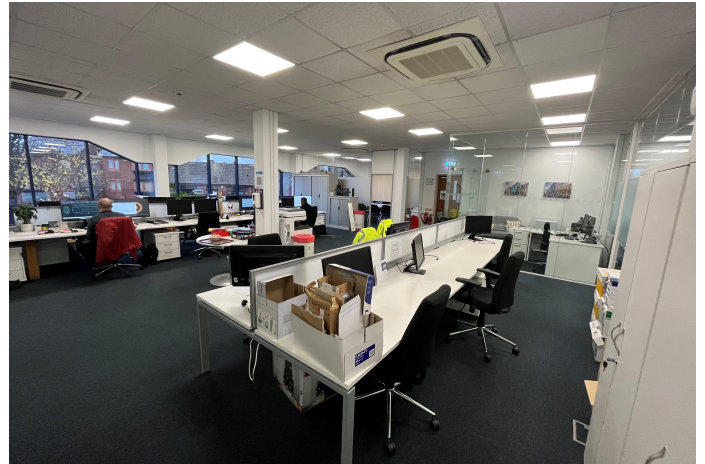
Available upon request.

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.



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