



FOR SALE

Detached Freehold Office Premises

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

Bond Wolfe
bw
Est. 1983

Property Highlights

Modern and 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.

Offers of £2,750,000 are invited for the freehold interest.



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.

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.



Accommodation

Ground floor - 8,114 sq. ft. (753.81 sq. m).
First floor - 8,470 sq. ft. (786.88 sq. m).
Total - 16,584 sq. ft. (1540.69 sq. m).

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.

Price

Offers of £2,750,000 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.





For Further Information & Viewings

James Mattin

0121 524 1172

jmattin@bondwolfe.com

Birmingham Office

0121 525 0600

agency@bondwolfe.com



Bond Wolfe for themselves and for the vendors or lessors of this property whose agents they are, give notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of, an offer or contract. (ii) all descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details, are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but should satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of Bond Wolfe has any authority to make or give any representation or warranty whatsoever in relation to this property. A director at Bond Wolfe has a vested interest in this property.