



TO LET

Town Centre Offices

10th floor, West Plaza, 144 High Street, West Bromwich B70 6JJ



Property Highlights

Prominent building 0.5 mile from junction 1 of M5

4,000 sq. ft available (371.61 sq. m)

Lift access

Dedicated kitchen, WC & archive facilities

On-site car parking

Flexible lease terms

Quoting rent of £12.50 psf plus VAT



Location & Situation

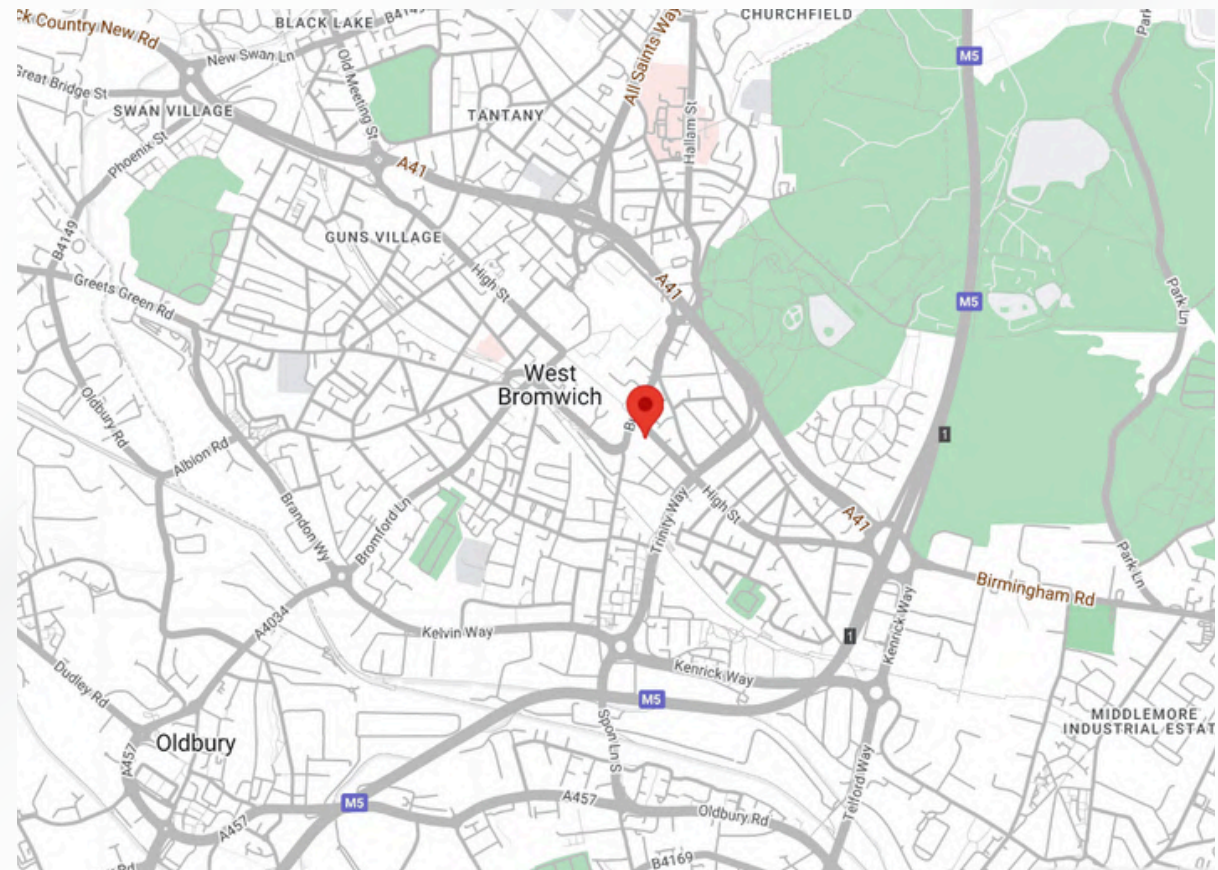
West Plaza is situated in a prominent position on West Bromwich High Street within the Town Centre and within easy access to the motorway network via Junction 1 of the M5 motorway and the A41 Black Country Route. West Bromwich Bus Station and Metro Station are within easy walking distance and the Sandwell & Dudley train station is approximately 5 minutes' drive away. The property is also close to the Tesco led New Square development which includes leisure facilities and a range of shops, cafes, bars, and restaurants.

Description

West Plaza is a ten storey standalone building, with lift access to all floors and dedicated on-site car parking. From the substantial entrance and lobby, there is lift access to the 10th floor offices with far reaching views. The offices comprise a mixture of open plan and cellular office space, with the additional benefit of bespoke archiving, staff kitchen and WC facilities and various breakout areas. There are 2 x 8 person passenger lifts as well as a goods lift serving the 10th floor.

Accommodation

The entire floor extends to 4,000 sq. ft. (371.61 sq. m), however there is potential to split the floor to accommodate a variety of size requirements.



Business Rates

The 10th floor has a current Rateable value of £87,250. This is not the amount you will pay.

Service Charge

There is a variable service charge payable as a proportionate contribution to the cost of maintaining the common parts. Further details are available upon request.

VAT

The property is elected for VAT and VAT is payable on rent and service charge.

Legal Costs

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

EPC

D Rating.

Anti-Money Laundering

In accordance with anti-money laundering regulations, two forms of identity and proof of address will be required for the successful tenant.

Car Parking

There are 6 on site allocated car parking spaces included with the 10th floor.

Lease Terms

The property is available to let on flexible lease terms at a quoting rent of £12.50 psf plus VAT.



For Further Information & Viewings

James Mattin

0121 524 1172

jmattin@bondwolfe.com

George Bassi

0121 524 2583

georgebassi@bondwolfe.com



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