



**TO LET**

## **Town Centre Offices**

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



# Property Highlights

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Prominent building 0.5 mile from junction 1 of M5

Up to 9,000 sq. ft. (836.43 sq m) across one floor

Lift access

Dedicated kitchen, WC & archive facilities

On-site car parking

Flexible lease terms

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**Quoting rent of £12.50 psf plus VAT**





## Location & Situation

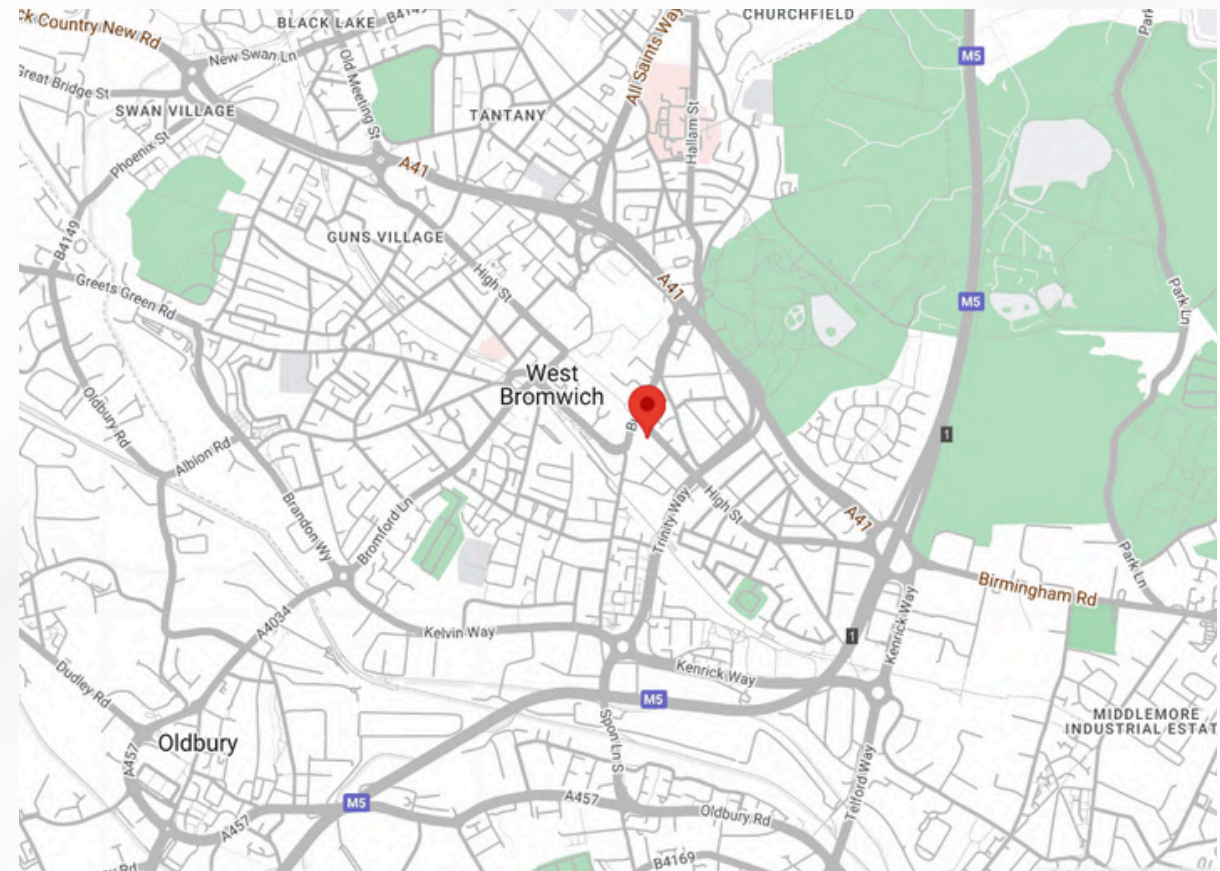
West Plaza is situated in a prominent position on West Bromwich High Street within the Town Centre and within easy access to the motorway network via Junction 1 of the M5 motorway and the A41 Black Country Route. West Bromwich Bus Station and Metro Station are within easy walking distance and the Sandwell & 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 9,000 sq. ft. (836.43 sq m), however there is potential to split the floor to accommodate a variety of size requirements.



## Business Rates

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

## Service Charge

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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

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

## Legal Costs

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

## EPC

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D Rating.

## Anti-Money Laundering

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

## Car Parking

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There are 12 on site allocated car parking spaces included with the 10th floor.

## Lease Terms

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





## For Further Information & Viewings

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