



FOR SALE



Freehold HQ Building With Development Potential

178 Birmingham Road, West Bromwich, B70 6QG

OFFERS IN EXCESS OF::

£1,200,000

KEY FEATURES

Substantial Headquarter building close to J1 of the M5 motorway.

Excellent potential for alternative use (STP).

14,966 sq. ft. (1390.9 sq m) of accommodation over five floors.

Onsite car park for approximately 45 vehicles.

Close proximity to town centre amenities, public transport & motorway network.

Suspended ceilings, air conditioning and lift access to all floors.

Offers in excess of £1,200,000 are invited for the freehold interest



LOCATION

The property occupies a prominent position on the main Birmingham Road just off Junction 1 of the M5 Motorway, on the outskirts of West Bromwich Town centre. The property is situated by the A41 Expressway (Birmingham Road), which links nearby West Bromwich with Wolverhampton, Birmingham, and Solihull.

Birmingham is approximately 5 miles east via the A41 (or M6 and A38M), London 120 miles southeast via the M40, Bristol 87 miles south-west via the M5 and Manchester 80 miles north via the M6. Road communications are therefore excellent as the property is located at the centre of the UK motorway network.

National rail services are available from Birmingham New Street, Snow Hill, and Moor Street. In addition, the West Midlands Metro links the property to West Bromwich town centre, Wolverhampton, and Birmingham City Centre .

DESCRIPTION

178 Birmingham Road comprises a substantial detached office headquarter building with accommodation over ground and floor upper floors. The property is set back from the main Birmingham Road and access via two separate front entrances, one leading to a main reception area and the other with direct access to the stairwell and passenger lift, serving all floors. The offices on each floor wrap around a central core with ladies and gents WC facilities to all floors. The property benefits from recent upgrades including a staff kitchen/breakout area and glass partitioned offices.

The building extends to approximately 14,966 sq. ft. (1390.9 sq. m) over ground and four upper floors with 47 onsite car parking spaces accessed from both the Birmingham Road and adjacent Roebuck Lane.

The building is currently configured as office accommodation of mainly open plan layout, with the following internal specification:

- 1,617 sq. ft to 3,357 sq. ft floorplates
- Suspended ceilings
- Carpeted floors
- Air conditioning
- Perimeter trunking
- 1 x 8-person passenger lifts



ACCOMMODATION

The accommodation comprises the following approximate areas.

Floor	Sq Ft	Sq M
Ground	1,617	150.3
First	3,338	310.2
Second	3,338	310.2
Third	3,357	312
Fourth	3,316	308.2
Total	14,966	1390.89

ALTERNATIVE USES/INVESTMENT POTENTIAL

Due to the results of the Sandwell Housing Delivery Test 2020, the NPPF presumption in favour of sustainable development would be enacted for any future development of the property and it is considered that it could be suitable for a variety of uses.

RESIDENTIAL: Due to current housing shortages in the area, there is a strong potential case for residential development of the site. There are several examples of office buildings being converted to residential accommodation in the immediate and wider vicinity, resulting in extremely limited stock of this scale still available for development. The building would therefore lend itself to conversion to a relatively high-density scheme of apartments and starter homes to assist with local housing needs. It is expected that this could be achieved by formal planning application utilising the presumption in favour of sustainable development or via Permitted Development Rights.

OFFICE: The current Local Plan identifies the property as a landmark building for high quality office uses at the gateway to West Bromwich and the M5 Motorway. The M5 Corridor office market has a diverse occupier base with largely consistent take-up (5-year average of circa 215,000 sq. ft per annum) and a gradually diminishing level of supply, especially above 10,000 sq. ft. These dynamics have resulted in rental levels and lease lengths increasing and this is expected to continue with the growing popularity of city fringe and out of town locations, with current headline rents in West Bromwich of circa £16 per sq. ft reflecting scope for uplift relative to other M5 Corridor locations.



BUSINESS RATES

We are advised that the current rateable value is £94,500.

PRICE

Offers in excess of £1,200,000 are invited for the freehold interest, reflecting a capital value of £80 psf.

TENURE

Freehold.

EPC

Available upon request.

SERVICES

The building is heated by way of gas central heating, served by a gas boiler.

EXTERNAL

The property benefits from a 45 space car park to the rear of the property with dual driveway access from Birmingham Road and Roebuck Lane.

VAT

We are advised that VAT is not payable.

LEGAL COSTS

Each party is 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 purchaser.



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