

Concept House, Elmore Court, Elmore Green Road, Bloxwich, Walsall, WS3 2QW



**TO LET**

Modern Well Fitted Office Building with Generous Car Parking  
Net Internal Area: 5,862 ft<sup>2</sup> (545 m<sup>2</sup>) approx.

### Location

Located on Elmore Green Road in Walsall, the property has excellent links to the M6 via Junction 10 (2.7 miles) as well as being in close proximity to Bloxwich Train Station (0.5 miles).

### Description

Concept House is situated on a private office development and occupies a commanding position to the rear of the estate.

The building comprises a detached office of traditional construction surmounted by a pitched tiled roof and arranged over ground and first floor levels.

A large a welcoming reception leads of a variety of large open plan space and cellular partitioned offices suites with break out areas and large kitchen/canteen.

A roller shutter door also provides access to the ground floor allowing delivery for larger items if required.

The first floor comprises a large open plan office with boardroom and additional cellular suites along with further kitchen and welfare facilities.

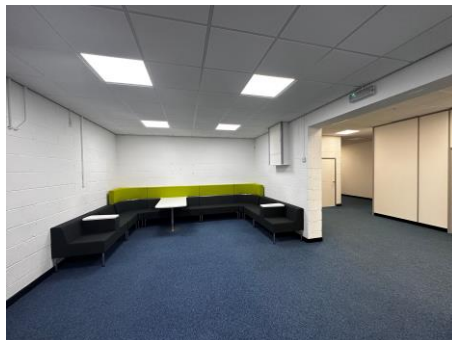
Externally the property benefits from a generous car parking allocation as well as covered loading bay/carport and single storey annex building.

The space has been refurbished to a high standard and includes:

- Air Conditioning
- LED Lighting & Suspended Ceilings
- Floor boxes with power and data
- Gas fired central heating
- Full height glass partitioned offices
- Fitted kitchen on both levels
- Fitted toilet facilities
- Extensive car parking

### Accommodation

**Total (NIA) 5862 ft2 (545 m2) approx.**



### Rental / Terms

The property is available to let on a new lease with length to be agreed at £55,000 per annum exclusive.

### VAT

All prices quoted are exclusive of Vat which may be payable.

### Business Rates

RV: £19,750  
Rates Payable: £9,875 per annum approx.

### Legal Costs

Both parties are responsible for their own legal and surveyor's fees incurred during the transaction.

### Services

We understand the site benefits from all mains services.

The agent has not tested the suitability of the connections and recommends that all interested parties carry out their own investigations.

### Energy Performance

Available upon request from the agent.

### Viewing

Strictly via the sole agent Siddall Jones on 0121 638 0500