

First year incentives available from  
**£2.50** per sq.ft



Recently refurbished

# TO LET

Multi-storey offices (Ability to let floor by floor)

**5,666-21,001** sq.ft

(526 - 1,951 sq.m)



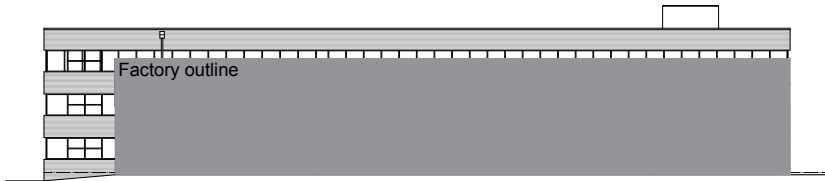
**Glendale House, Woden Road West,  
Wednesbury, West Midlands, WS10 7SF**

- Prominent location with free on-site parking and on site security
- Modern open plan accommodation
- Close to the A41 and A461
- Suitable for office/leisure use (subject to planning)

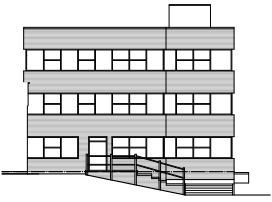
**LCP**

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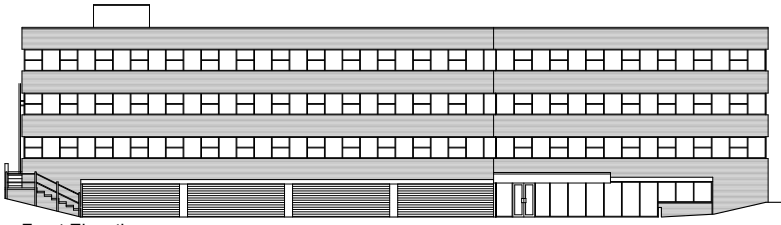
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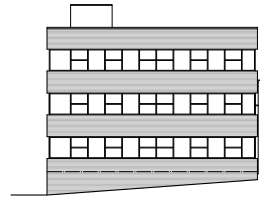
Rear Elevation



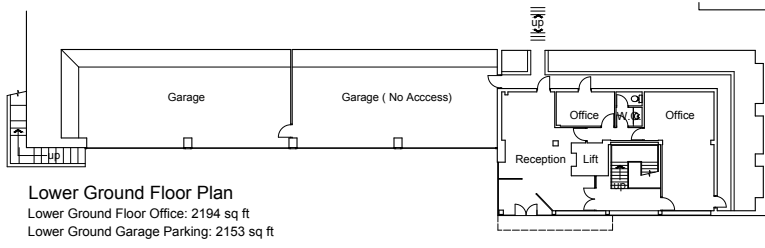
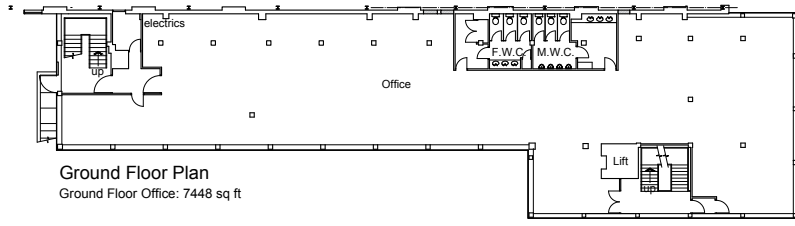
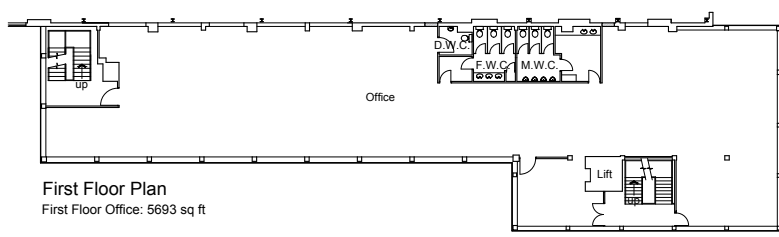
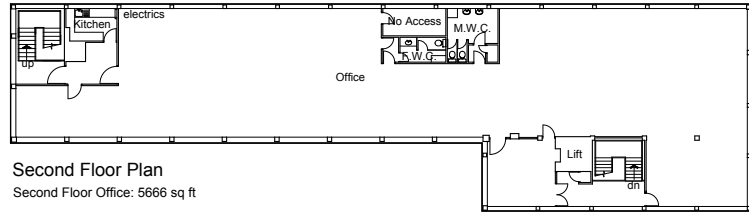
Side Elevation



Front Elevation



Side Elevation



\*Plans are not to scale and are for identification purposes only.

# Glendale House, Woden Road West, Wednesbury, West Midlands, WS10 7SF

## Areas (Approx. Gross Internal)

<b>Whole building</b>	21,001 sq.ft	1,951 sq.m
<b>Rent</b>	Year 1	£2.50 sq.ft
	Year 2-5	£5.00 sq.ft
<b>Second floor</b>	5,666 sq.ft	526 sq.m
<b>Rent</b>	Year 1	£4.00 sq.ft
	Year 2	£6.50 sq.ft
<b>First floor</b>	5,693 sq.ft	529 sq.m
<b>Rent</b>	Year 1	£4.00 sq.ft
	Year 2	£6.50 sq.ft
<b>Ground floor</b>	7,448 sq.ft	692 sq.m
<b>Rent</b>	Year 1	£3.50 sq.ft
	Year 2	£6.00 sq.ft

(Ability to let floor by floor circa 5-7k sq.ft each)

## Description

Glendale House is a multi-storey office building of concrete frame construction, with brick in-fill and aluminium windows.

Divided over four floors, Glendale House currently offers refurbished open plan accommodation, including male and female toilet amenities with kitchen facilities. The building also provides beneficial on-site parking to the front of the property, with additional spaces available in an underground facility.

## Rent & Rates

Rent see above.

Rateable Value - TBC

Rates Payable - TBC pax

For further information and to clarify these costs, contact the Local Rating Authority, Sandwell Council Tel: 0121 368 1155.

## VAT

All occupational costs are subject to VAT in addition.

## Energy Performance

Further information available upon request.

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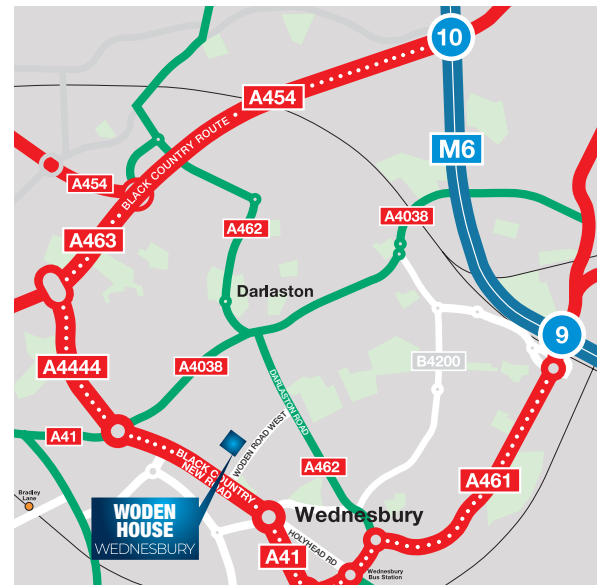
## Estate Service Charge & Insurance

The offices participate in a service charge scheme of £0.21p / sqft. Costs incurred for the repair and maintenance of the common areas, estate road, communal car park and landscaping areas.

The landlord will insure the property, the premium cost for which is recovered from the occupier.

## Planning

It is the ingoing tenant's responsibility to verify that their intended use is acceptable to the Local Planning Authority.



## Location - WS10 7SF

The property is prominently situated on Woden Road West within a well-established commercial area on the Bescot Estate, Wednesbury.

The Black Country New Road (A41) and A461 are nearby, providing direct access to junction 9 of the M6 and wider West Midlands conurbation, including Wolverhampton (9 miles distant), West Bromwich (3 miles distant) and Birmingham beyond.

## Legal & Surveyors Costs

Each party is responsible for their own legal costs in connection with the granting of the lease.

**Viewing** Strictly via prior appointment with the appointed agent:



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