



**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

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

---

**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

---

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 12 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](mailto:jmattin@bondwolfe.com)

Garry Johnson

0121 524 2583

[gjohnson@bondwolfe.com](mailto:gjohnson@bondwolfe.com)



Bond Wolfe for themselves and for the vendors or lessors of this property whose agents they are, give notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of, an offer or contract. (ii) all descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details, are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but should satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of Bond Wolfe has any authority to make or give any representation or warranty whatsoever in relation to this property. A director of Bond Wolfe has a vested interest in this property.