



TO LET

Town Centre Offices With On-site Car Parking

Landchard House, Victoria Street, West Bromwich, B70 8HY

Bond Wolfe
bw
Est. 1983

Property Highlights

Prominent town centre office building.

Variety of suites available.

Walking distance of Tram Line, bus station and town centre amenities.

On-site car parking.

Lift access to all floors.

Dedicated onsite security/reception & 24 hour access

The offices are available to let on flexible lease terms to be agreed at a quoting rent of £12 per square foot per annum



Location

West Bromwich is a large Black Country town within the Metropolitan Borough of Sandwell and lying approximately 5 miles West of Birmingham. The offices are located on Victoria Street, which leads off the main West Bromwich High Street, with Junction 1 of the M5 motorway approximately 1 mile to the east.

Landchard House benefits from being within easy walking distance of all local amenities and the nearby Tram line and bus station.

Description

The property comprises of a purpose-built office block, with versatile accommodation set on three floors served by a passenger lift. Access to the property is gained by the front main entrance doors which lead to the ground floor reception area, providing further access to secure rear parking.

The accommodation extends to 26,000 sq ft over ground and three upper floors and a variety of suite sizes are available.

Details of current availability are available upon request to Bond Wolfe.



Accommodation

Suites ranging from 1,150 sq. ft. (106.87 sq. m.) are available with access to kitchen & WC facilities. Details of current availability are available upon request.

Service charge

All mains services are installed, and the tenants will be responsible for a service charge and buildings insurance contribution towards the cost of services provided by the landlord. Further details are available upon request.

Lease Terms

The offices are available to let on flexible lease terms to be agreed at a quoting rent of £12 per square foot per annum.

VAT

This property is not elected for VAT.

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 tenant.

EPC

Available upon request.

Legal Costs

Each party to bear their own legal costs.





For Further Information & Viewings

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