

To Let



47 Birmingham Road, West Bromwich, B70 6PY

Offices To Let adjacent to junction 1 of the M5 motorway.

- All Inclusive terms.
- Car parking.
- Close to Junction 1 of M5.
- Shared Space or Individual suites available on short term leases.

Viewings and further information:
call us on **0121 525 0600**

bondwolfe.com

agency@bondwolfe.com

To Let



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Location

The property is located approximately one mile to the south-east of West Bromwich Town Centre and five miles to the north-west of Birmingham City Centre, situated on the southern side of Birmingham Road close to Junction 1 of the M5 motorway. Smethwick Galton Bridge Railway Station is located approximately 2 miles to the south providing direct services to Birmingham, Walsall and Wolverhampton. The property is also within close proximity to New Square shopping centre.

Description

This modern office building offers businesses of all sizes the opportunity to work in attractive offices whether you are a new starter looking to work in a shared office environment or an established business with multiple staff. All suites are well presented and available on flexible terms.

Accommodation

One suite remaining.
807 Sq. Ft. - 75.00 Sq. m.

Tenure

Leasehold.

Lease Terms

£16947 + VAT per annum rent.

Service Charge

£2018 + VAT

VAT

VAT is applicable on this transaction.

EPC

Available upon request.

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.

Viewings and further information:

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