

Birchfield House

Joseph Street, Oldbury, B69 2AQ

TO LET
8,144 to 16,584 ft² (566.9 to 1136.7 m²)



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LOCATION

Birchfield House is situated off the A4123 which links to Junction 2 of the M5 providing easy access to the M6 and M42.

West Bromwich is approximately a mile to the North and Birmingham city centre is 5.5 miles to the east. With regular trains services from Langley Green offering quick links to both Birmingham and West Bromwich.

Birchfield House benefits from an abundance of local amenities including Sainsbury's, Pizza Hu, Half Penny Farm Pub, and Holiday Inn Express.

DESCRIPTION

Birchfield House is a modern refurbished office building comprising a two storey detached brick built property under a metal clad roof with double glazed windows.

The property has a parking ratio of 1 car space per 203 sq. ft., approximately 80 spaces.

SPECIFICATION

- Suspended ceilings with LED lighting.
- Newly refurbished male & female WC's.
- Raised access carpeted floors.
- VRF heating and comfort cooling.
- 24/7 access.

LEASE TERMS

The premises are available on a new lease from the landlord on terms to be applied.

BUSINESS RATES

Rateable Value: £170,000.

SERVICE CHARGE

A service charge is levied for the upkeep and maintenance of the common areas. Further details are available upon request.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in this transaction.

ENERGY PERFORMANCE RATING

D- 95

ACCOMMODATION

Floor	SQ. M.	SQ. FT.
Ground Floor	754	8,114
First Floor	787	8,470
Total	1,541	16,584



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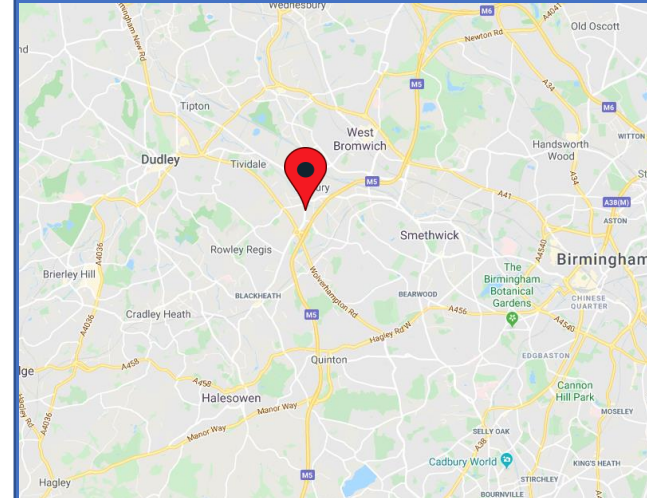
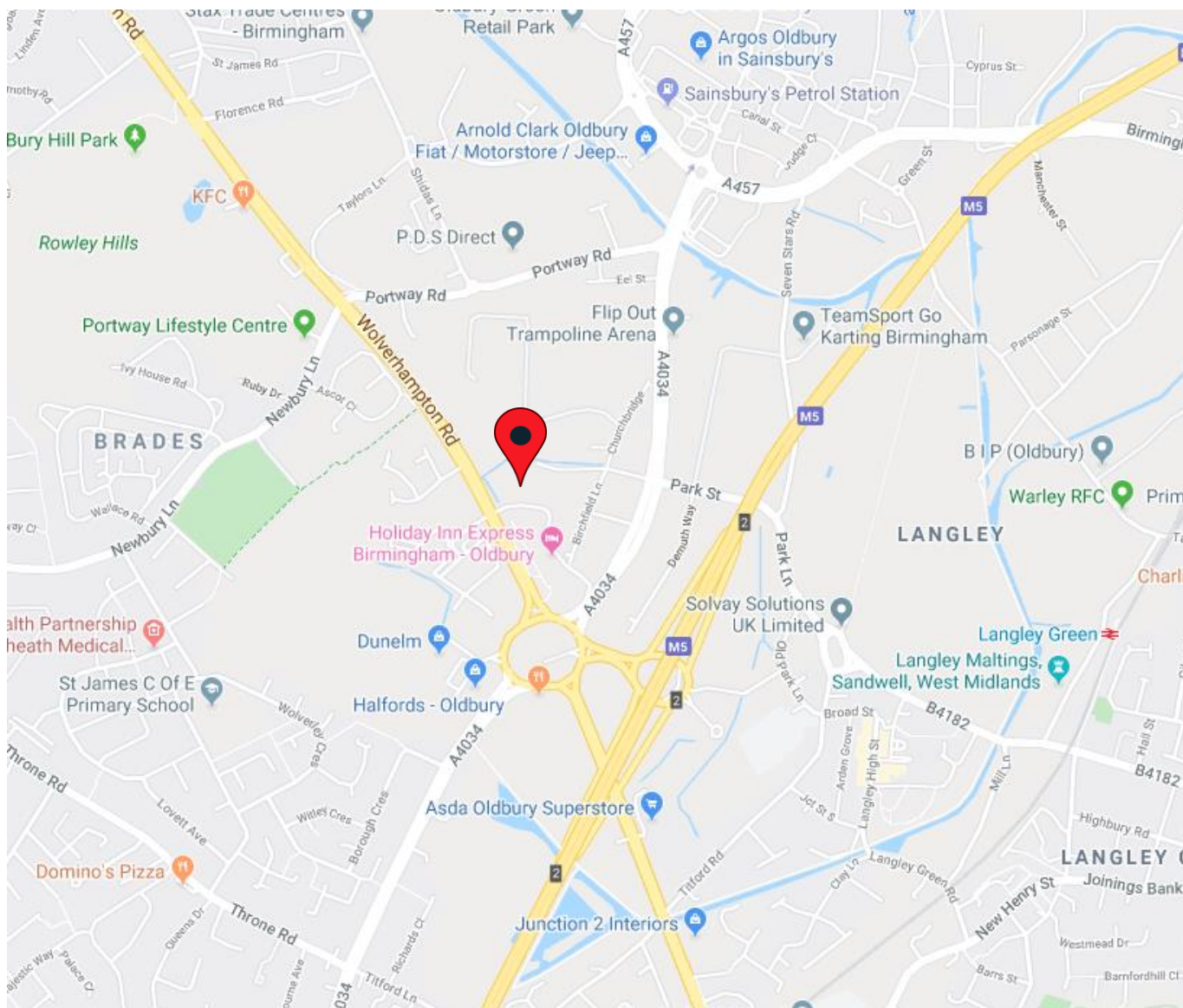
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Map Location

Birchfield House is accessible off J2 of the M5 Motorway.



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