



CENTRAL HOUSE,, LYNG LANE,, WEST BROMWICH, B70 7RW

OFFICE TO LET | 2,692 SQ FT

SIDDALL JONES
COMMERCIAL PROPERTY CONSULTANCY

Two Storey Offices with Rear Stores and Secure
Concreted Yard

- Forecourt Parking for Multiple Cars
 - Ground and First Floor Offices
 - Rear Stores
 - Secure, Concreted Yard
 - Close to West Bromwich town centre
 - Excellent Transport Links
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DESCRIPTION

The property comprises of a two storey former mixed use commercial / residential premises which has been converted to provide office accommodation at ground and first floor with some ancillary storage space located to the rear.

The property is constructed of traditional masonry construction with flat roofs over. The ground floor comprises of several cellular office spaces, WC facilities and kitchen

area, which are all accessed via a central corridor. To the rear of the building is a larger open plan office, which could be converted back to storage use. The first floor provides three further offices and bathroom facilities.

Externally the property benefits from 6 demarked forecourt car parking spaces and a secure yard of approximately 3,400 ft².

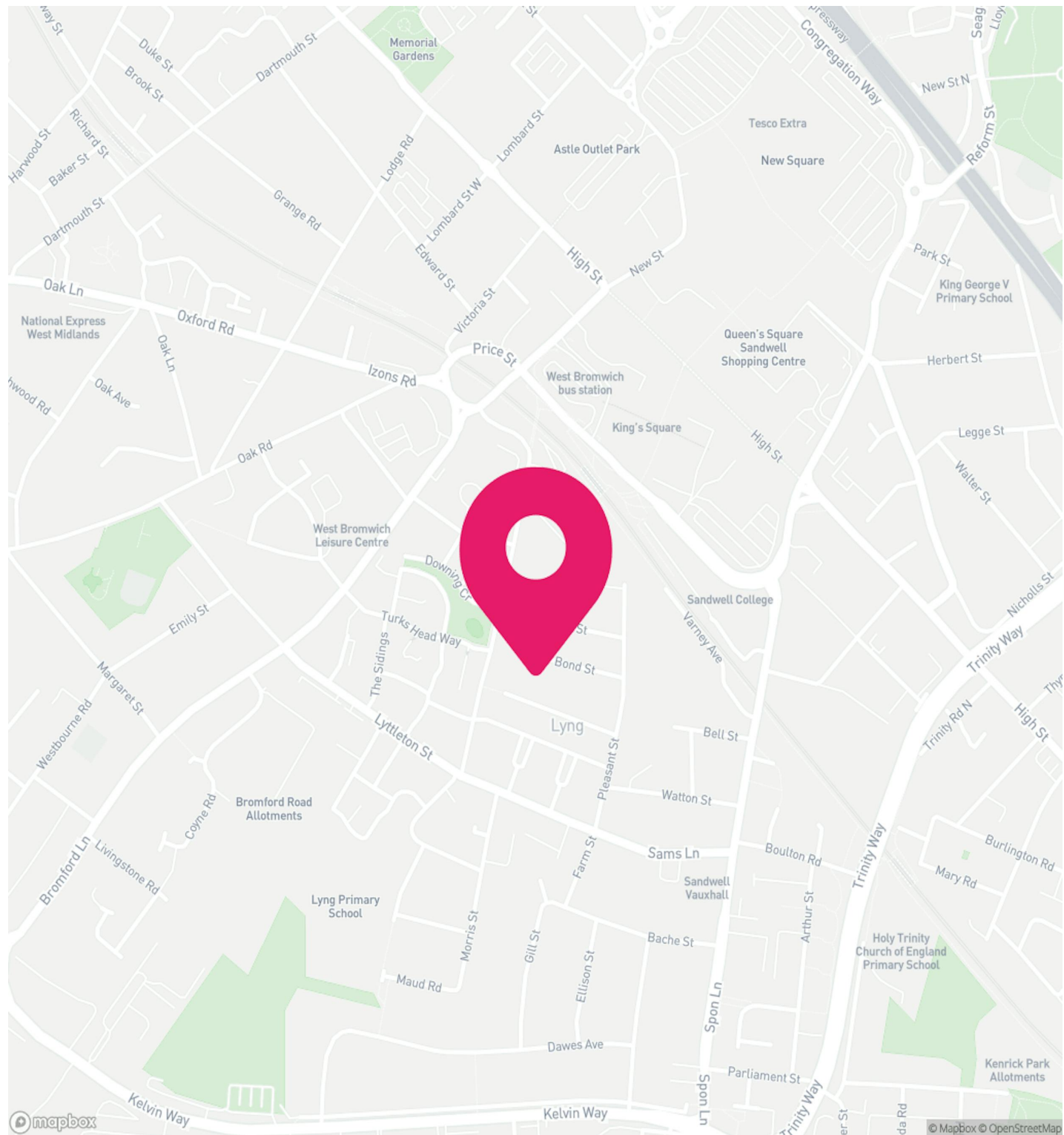


LOCATION



The property is located on Lyng Lane in West Bromwich. West Bromwich forms part of the borough of Sandwell and is located approximately 4 miles northwest of Birmingham city centre. West Bromwich bus station lies adjacent to the Town Centre and is an interchange between local bus and tram networks.

Access to the national motorway network is provided via Junction 1 of M5 motorway which is located some 1.5 miles west of the location.





AVAILABILITY

Name	sq ft	sq m	Availability
Ground - Ground	1,604	149.02	Available
Ground - Stores	465	43.20	Available
1st - First Floor	623	57.88	Available
Total	2,692	250.10	

ANTI-MONEY LAUNDERING

The successful applicant will be required to provide two forms of ID and proof / source of funding to satisfy anti-money laundering protocols.

RATEABLE VALUE

£11,500. Small Business Rates Exempt - Subject to Tenant Qualification

VAT

To be confirmed

LEGAL FEES

Each party to bear their own costs

LEASE

New Lease

RENT

£27,500 per annum

POSSESSION

Available Immediately. Upon completion of legal formalities

POSSIBLE USE CLASSES

Class B2 - General Industrial

VIEWINGS

Viewings are strictly via the letting agent Siddall Jones.

CONTACT

Sophie Froggatt

0121 638 0500 | 07842013854
sophie@siddalljones.com

Ryan Lynch

0121 638 0800 | 07710022800
ryan@siddalljones.com

Scott Rawlings

0121 638 0500 | 07745521743
scott@siddalljones.com