

OFFICE | TO LET

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

2,692 SQ FT (250.09 SQ M)

**SIDDALL JONES**  
COMMERCIAL PROPERTY CONSULTANCY

Two Storey Offices with Rear Stores and Secure  
Concreted Yard

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- 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 ft<sup>2</sup>.

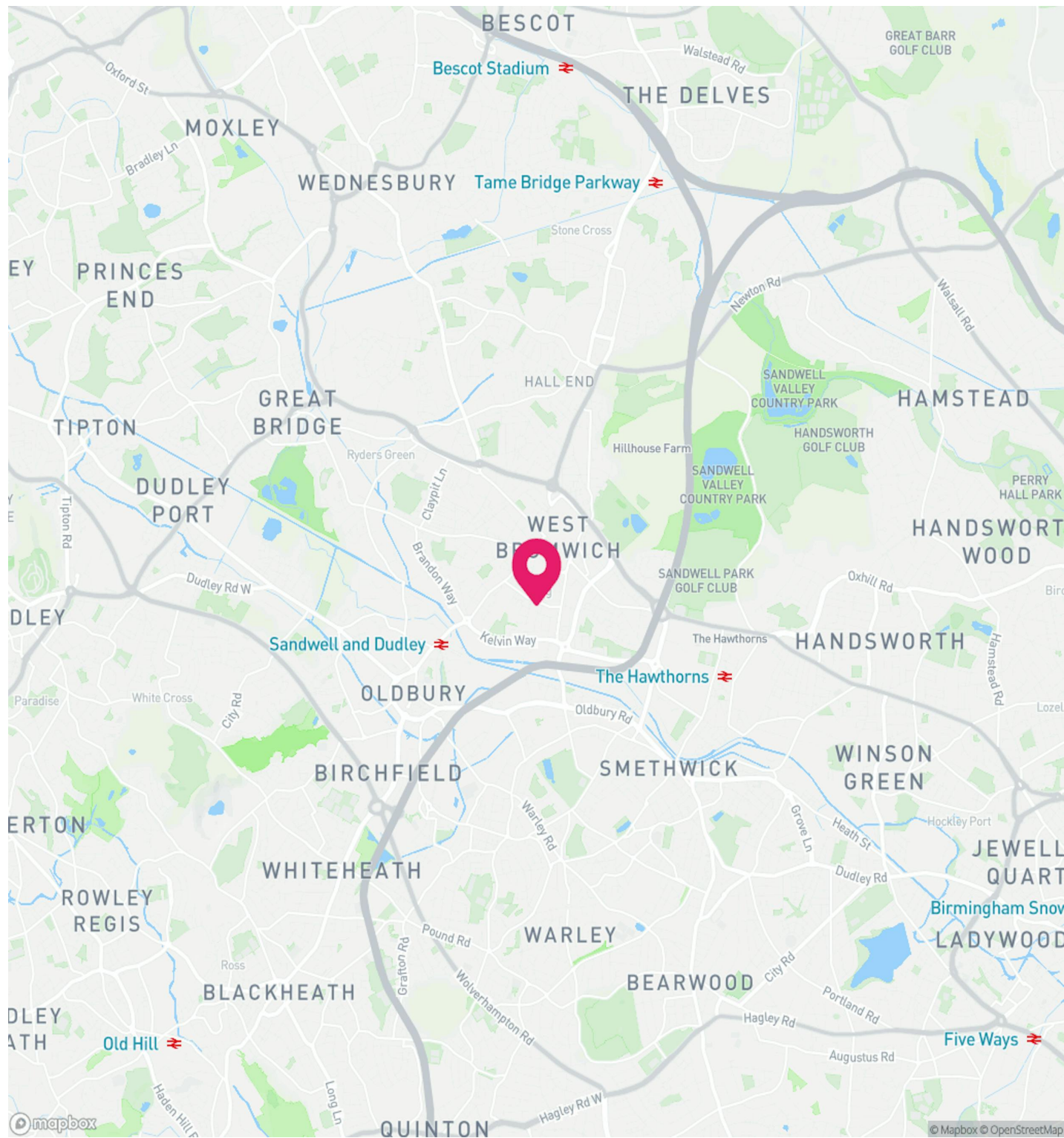


## LOCATION

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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
<b>Total</b>	<b>2,692</b>	<b>250.10</b>	

## 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

The property is available to let on a new lease with length to be agreed.

## RENT

£27,500 per annum

## POSSESSION

The property is immediately available following the completion of legal formalities.

## POSSIBLE USE CLASSES

Class B2 - General Industrial

## ANTI MONEY LAUNDERING

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

## VIEWINGS

Viewings are strictly via the letting agent Siddall Jones.

## CONTACT



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