

MIXED USE, OFFICE, RETAIL | TO LET



582-584 HAGLEY ROAD WEST, OLDBURY, B68 OBS

2,756 SQ FT (256.04 SQ M)

SIDDALL JONES
COMMERCIAL PROPERTY CONSULTANCY

Double Fronted Mixed-Use Opportunity

- Popular Trading Location
 - Ground Floor Open Plan Retail, Office or Workshop
 - Electric Heating Throughout
 - First Floor Conference Room, Two Private Offices, Two Kitchenettes and men's/ladies WC's
 - Car Parking to the front of the property
 - Rear Patio and Lawned Garden
-



DESCRIPTION

The property comprises a prominent property of traditional brick construction facing the Hagley Road West. The premises benefit from a double shopfront with roller shutters on each side allowing access into a large and welcoming reception area.

The Ground floor is split into a reception area, retail space, large showroom/workshop to the rear and various storage. A rear patio door provides access to a rear patio and garden area.

Externally the property benefits from forecourt car parking, in addition to free off the street parking within close proximity.

The first floor has two staircases for access which could be split to suit and comprises of a large conference room, three offices, four w/cs and two kitchenettes.

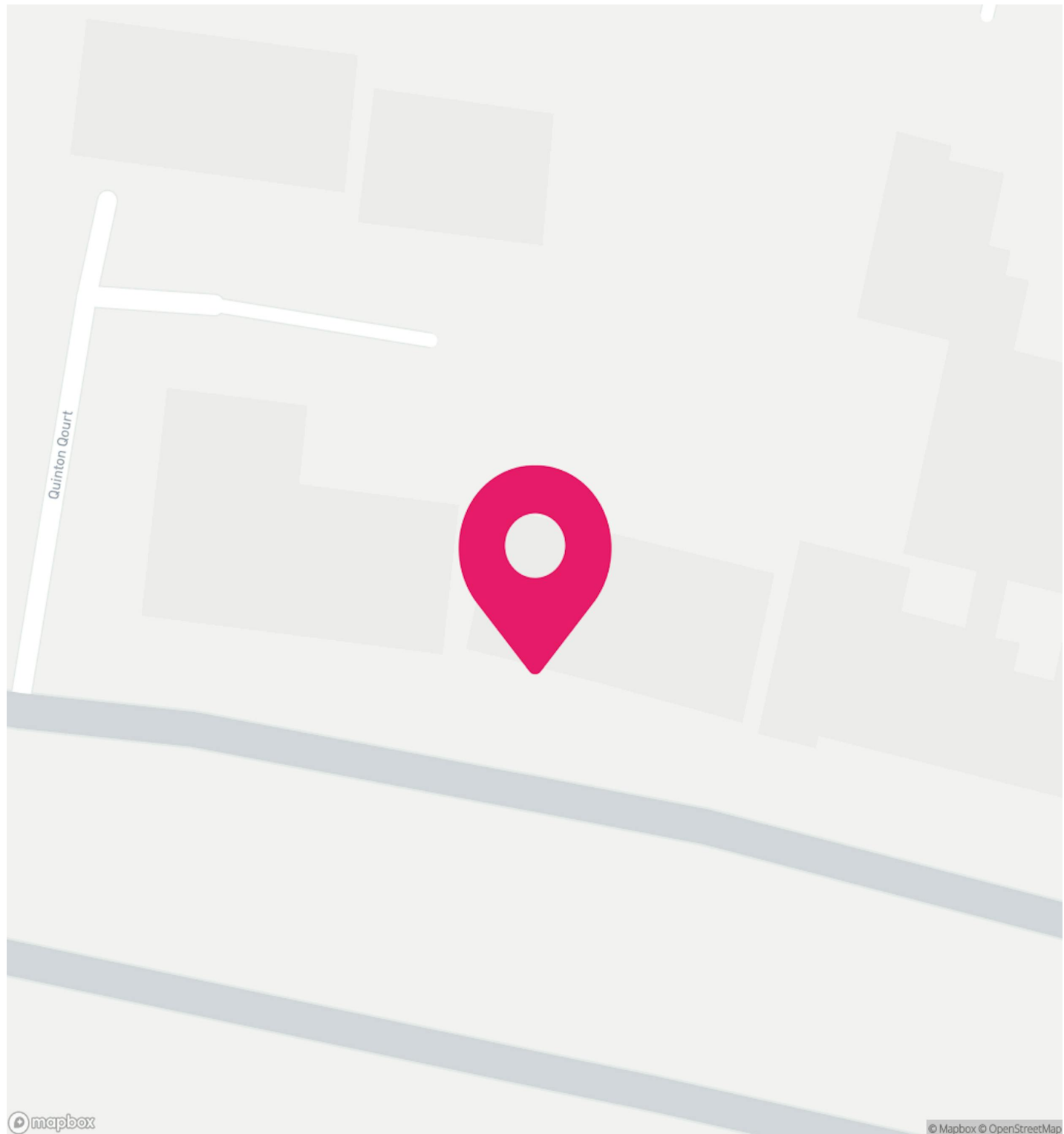


LOCATION

The property occupies a prominent position on the main A456 Hagley Road West known as the Quinton Triangle.

The property is approximately 1 mile north east of Junction 3 of the M5 Motorway and 4 miles west of the Birmingham city centre.

Other nearby occupiers include Tesco, McDonalds, KFC, Coventry Building Society, Dominoes, Subway, Greggs and various independent shops and restaurants.





AVAILABILITY

Name	sq ft	sq m	Availability
Ground	1,976	183.58	Available
1st	780	72.46	Available
Total	2,756	256.04	

VAT

Not applicable

LEASE

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

RENT

£30,000 per annum

EPC

C

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



Edward Siddall-Jones

0121 638 0500 | 07803 571
891
edward@siddalljones.com



Scott Rawlings

0121 638 0500 |
07745521743
scott@siddalljones.com

SIDDALL JONES

COMMERCIAL PROPERTY CONSULTANCY



[SIDDALLJONES.COM](https://www.siddalljones.com)