



BIRCHLEY PARK

Joseph Street, Oldbury B69 2AQ

MODERN OFFICE CAMPUS **TO LET**

8,114 - 52,333 sq ft (754 - 4,862 sq m)

BIRCH HOUSE 11,584 - 35,749 sq ft (1,076 - 3,321 sq m)

BIRCHFIELD HOUSE 8,114 - 16,584 sq ft (754 - 1,541 sq m)



Strategic Location

Birchley Park is strategically located on Birchley Island adjacent to Junction 2 of the M5 motorway and is as such within easy access to the M6 and M42. West Bromwich lies approximately one mile to the north whilst Birmingham City Centre is 5.5 miles to the east.

Birchfield House and Birch House are accessed principally from Joseph Street, an estate road that connects to both the A4123 dual carriageway and A4034. Both these roads provide access to Birchley Island and the M5 motorway whilst the A4123 connects with Dudley and the A4034 provides access to Oldbury town Centre.

Numerous facilities and major occupiers are located nearby.

- | | |
|--------------------------|----------------------|
| 1 Petrol Filling Station | 5 ASDA |
| 2 Holiday Inn Express | 6 ALDI |
| 3 Half Penny Farm Pub | 7 Halfords |
| 4 AA | 8 Swallowfield Court |



BIRCH
HOUSE



BIRCHFIELD
HOUSE



BIRCH HOUSE

Birch House is an impressive modern 3 storey headquarters office building, located next to a mixture of retail and leisure amenities and prominently situated off the Wolverhampton Road.

The premises provide open plan accommodation and high levels of natural light with the building is accessed via a double height atrium creating impressive access to the office accommodation.



TENURE

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

BUSINESS RATES

Rateable Value £362,500.

RENT

Upon application.

PARKING

There are 177 car parking spaces, providing an excellent car parking ratio of 1 car space per 202 sq ft.

EPC

The property has an EPC rating of D95

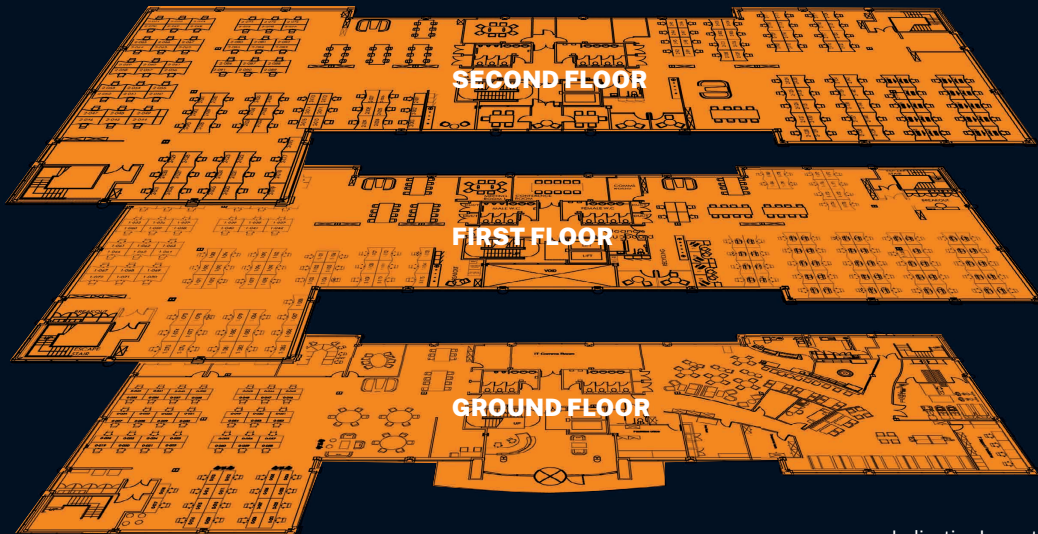


SPECIFICATION

- Accessible raised floors with a minimum clear void of 150 mm
- Suspended ceilings with LED lighting
- Comfort cooling throughout and heating provided by way of a low-pressure hot water system
- Tenant installed canteen and gym
- Male, female and disabled toilets on all floors
- Two 13-person passenger lifts
- Site access via secure barrier entry



Photos taken prior to relocation



Indicative Layout

ACCOMMODATION

The property has the following approximate net internal floor areas:

| Floor | sq ft | sq m |
|----------------------|---------------|--------------|
| Reception | 678 | 63 |
| Ground Floor Offices | 11,584 | 1,076 |
| 1st Floor Offices | 11,599 | 1,104 |
| 2nd Floor Offices | 11,888 | 1,104 |
| Total | 35,749 | 3,321 |





BIRCHFIELD HOUSE

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

The building is located next to a mixture of retail and leisure amenities and prominently positioned off the Wolverhampton Road.



TENURE

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

BUSINESS RATES

Rateable Value: £170,000.

RENT

Upon application.

PARKING

The building benefits from 80 spaces to the front providing a generous ratio of 1 car space per 203 sq. ft.

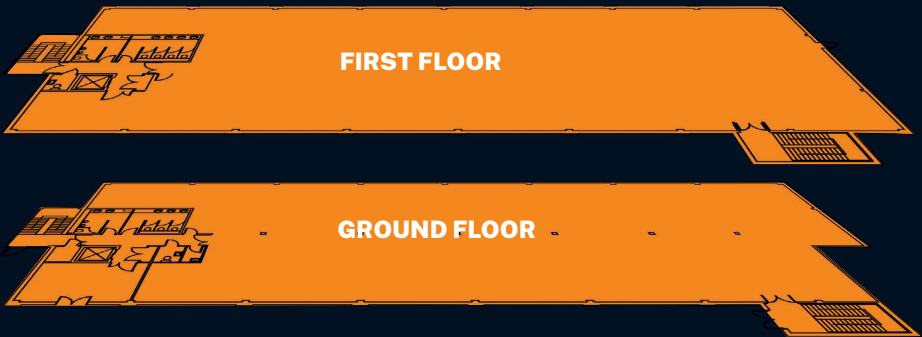
EPC

EPC Rating for the property is D (92 points).

SPECIFICATION

The building provides open plan accommodation and benefits from the following specification:

- VRF heating and comfort cooling
- Suspended ceilings
- Motion sensor LED lighting
- Raised access floors
- Refurbished toilet facilities
- 24/7 access
- Site access via secure barrier entry



ACCOMMODATION

The property has the following approximate net internal floor areas:

| Floor | sq ft | sq m |
|--------------|---------------|--------------|
| Ground Floor | 8,114 | 754 |
| First Floor | 8,470 | 787 |
| TOTAL | 16,584 | 1,541 |

*Please note sizes quoted are NIA

The accommodation is available on a floor by floor basis if required





what3words: funded. send. pizza

SAT NAV: **B69 2AQ**

VIEWING

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Adjacent to Junction 2 M5



Sandwell and Dudley Railway Station 1.7 miles



Midland Metro Tram System from West Bromwich Parkway



Birmingham Airport 23 miles

Important: These brief particulars have been prepared as agents for our clients and are intended as a convenient guide to supplement an inspection or survey. Their accuracy is not guaranteed. They contain statements of opinion and in some instances we have relied on information provided by others. You should verify the particulars on your visit to the property and the particulars do not obviate the need for a full survey and all the appropriate enquiries. Accordingly, there shall be no liability as a result of any error or omission in the particulars or any other information given. Designed and produced by Q Squared Design Ltd. Tel: 01789 730833. MAY 2021.