

OFFICE | TO LET

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GOODWILL TROPHY CO LTD, GREAT BRIDGE, WEST BROMWICH, TIPTON, DY4 7BZ
1,948 SQ FT (180.98 SQ M)

SIDDALL JONES
COMMERCIAL PROPERTY CONSULTANCY

Modern First Floor Offices with Private Car Parking and Excellent Transport Links

- Excellent Transport Links
 - Ground Floor Reception
 - Car Parking
 - Male and Female WCs
 - Suspended Ceiling with Inset LED Lighting
 - Glazed Partitions
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DESCRIPTION

The property comprises self-contained first floor offices, located fronting George Henry Road in Great Bridge. A staircase leads to the first floor, from a welcoming shared ground floor reception. The offices include an open plan workspace, 3 individual offices separated via glazed partitions, and a meeting room. Staff facilities are provided in the form of a kitchenette and both male and female W/Cs.

Additional benefits of the space include intercom system, carpet flooring, suspended ceiling with inset LED lighting and gas central heating.

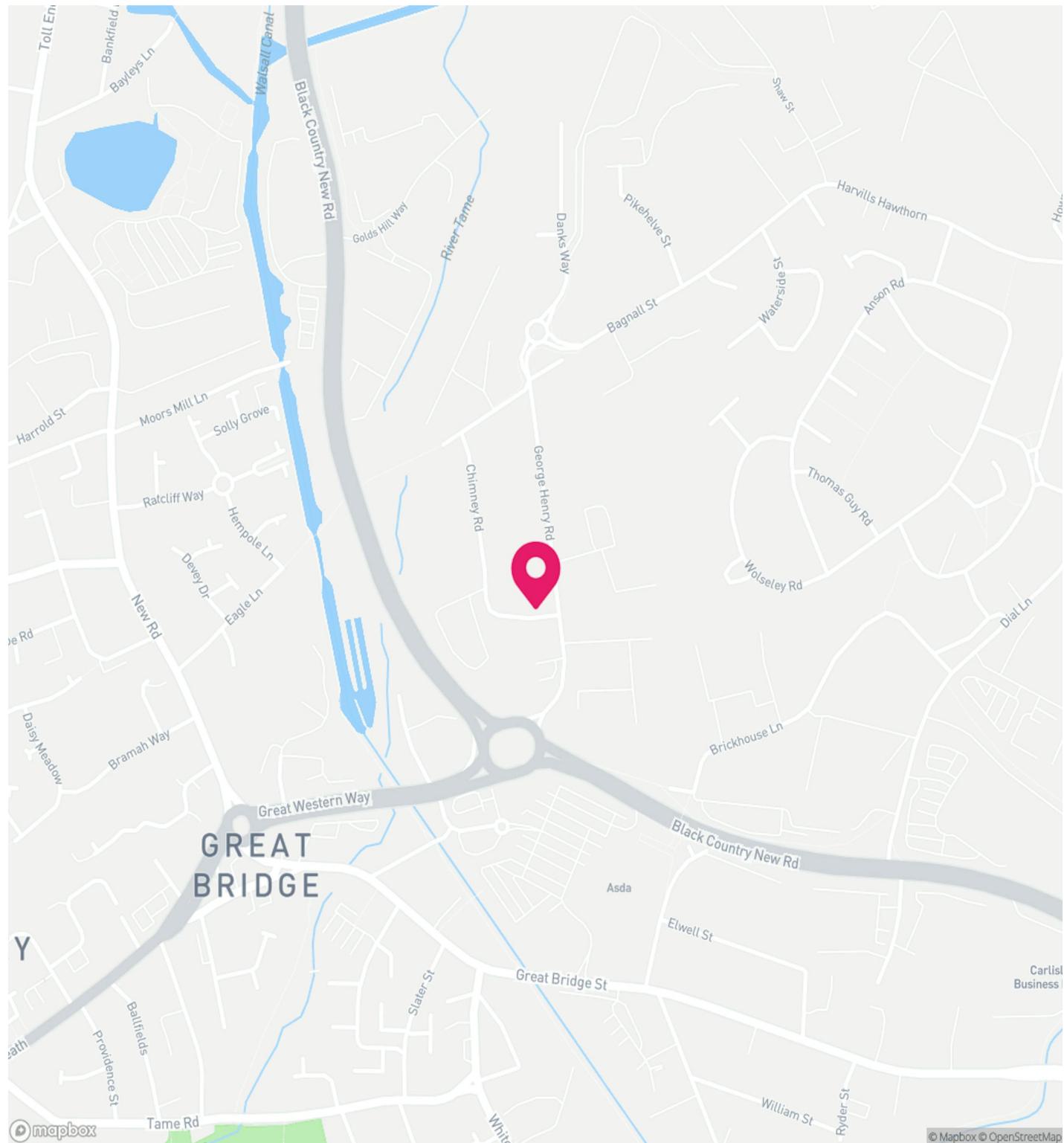
The offices benefit from a private car park directly to the front of the building, and around 10 spaces will be allocated to the first floor tenant.



LOCATION

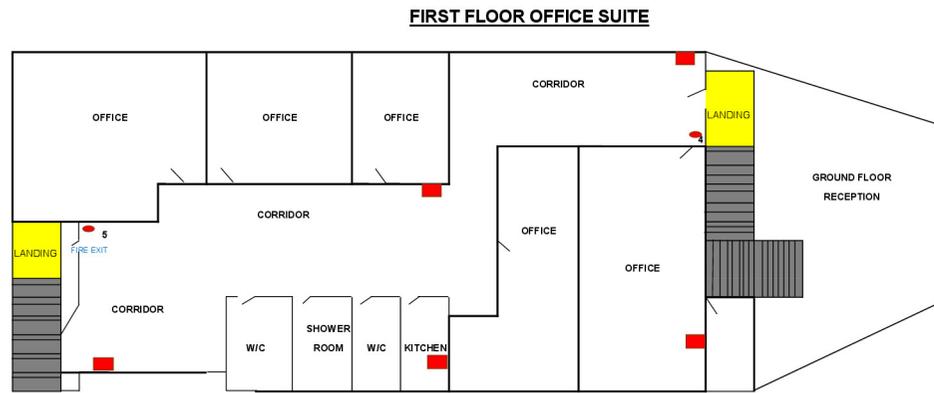
The building occupies a prominent corner position, fronting both George Henry Road and Chimney Road. The area is well established commercially and is home to a variety of both office and industrial operators.

Great Bridge Town Centre is approximately ¼ mile to the West with the main A41 Black Country New Road approximately ½ mile to the East, providing dual carriageway access to Junction 1 of the M5 Motorway less than 3 miles distant.





FLOOR PLAN FIRST FLOOR GREA...



TERMS

The property is available on a new lease, with length to be agreed, at a passing rental of £21,000 per annum.

VAT

All prices quoted are exclusive of VAT, which we understand is / is not payable

LEGAL COSTS

All parties are to bear their own legal and surveyor's costs incurred in the transaction

SERVICES

We understand that the building has the benefit of all main services connected on, or adjacent to the subject property

AVAILABILITY

The property is available immediately upon completion of legal formalities

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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