

OFFICE | FOR SALE

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UNIT 9 ST. MICHAELS COURT, ST MICHAELS STREET, WEST BROMWICH, B70 8ET

922 SQ FT (85.66 SQ M)

SIDDALL JONES
COMMERCIAL PROPERTY CONSULTANCY

Self-contained office building located in West Bromwich town centre

- Offers in region of £125,000
 - NIA 922 ft²
 - Town centre location
 - Walking distance to the High Street
 - Self-contained office building
 - Secure allocated parking
-



DESCRIPTION

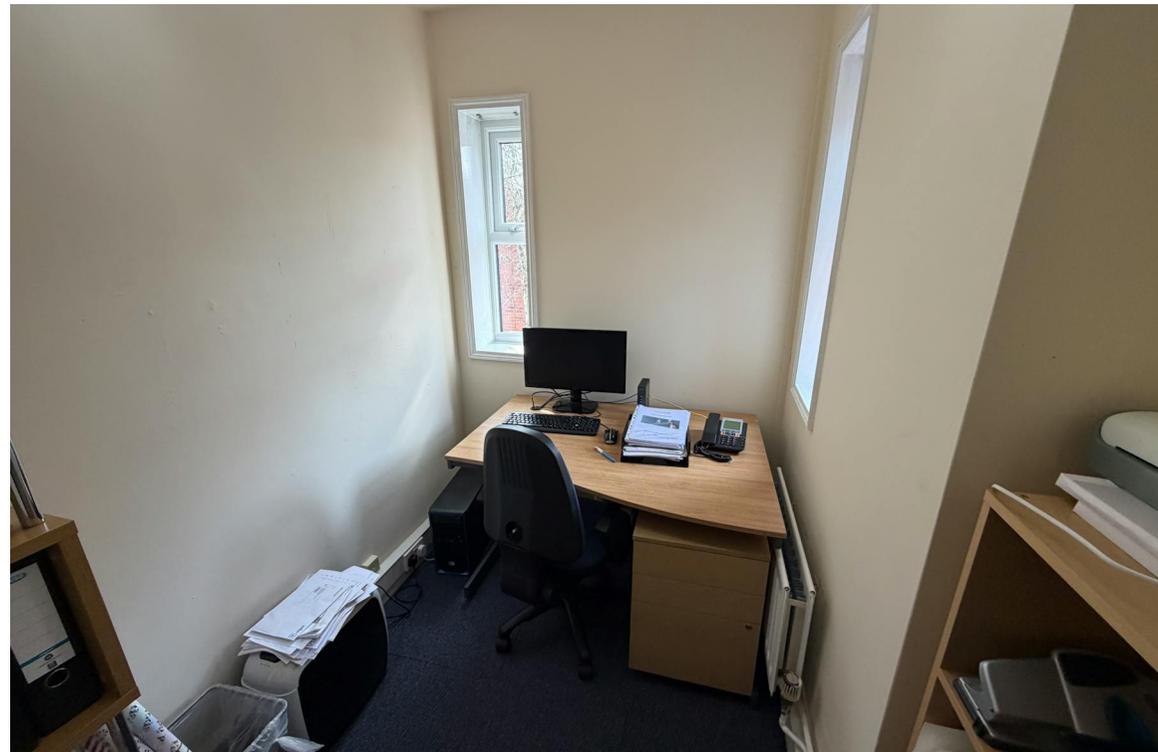
The property comprises a two-storey, mid-terraced office building of traditional construction, surmounted by a pitched tiled roof, providing well-presented accommodation.

The ground floor is arranged to provide an entrance porch leading into a central hallway, off which are a series of predominantly cellular office suites together with WC facilities. The layout lends itself well to a range of occupier requirements.

The first floor is accessed via an internal staircase and provides a combination of open-plan office space, a dedicated meeting room and kitchen facilities, offering a good balance of collaborative and private working areas.

The specification includes carpet tiled flooring, double glazed windows and gas-fired central heating throughout.

Externally, the property benefits from three secure, allocated car parking spaces.

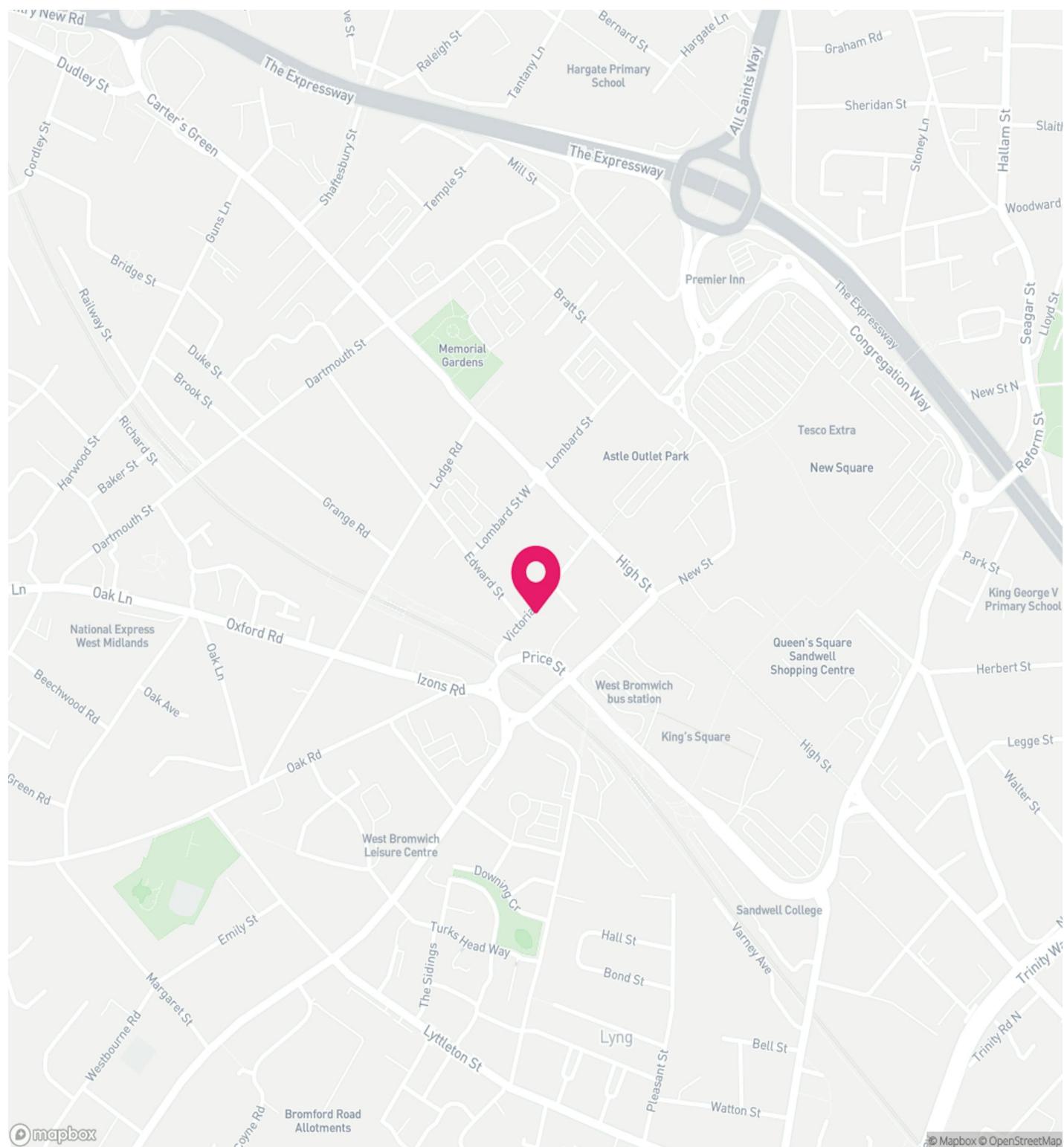


LOCATION

/// SLEEP.SUGAR.TUMMY

St Michaels Court is situated within West Bromwich town centre with the High Street and the New Square Shopping Centre being within walking distance. The property benefits from strong public transport connectivity, with West Bromwich Bus Station located nearby and regular services operating throughout the Black Country and into Birmingham city centre.

Rail connections are available at Sandwell & Dudley railway station, providing regional and national services. In addition, the premises are well positioned for road access, lying close to the A41 and A4031, with convenient links to Junction 1 of the M5 motorway, facilitating access to Birmingham, Wolverhampton and the wider motorway network.





BUSINESS RATES

The property benefits from small business rates relief, subject to occupier qualification.

SERVICES

We understand that all mains services are connected on, or adjacent to the subject premises.

The agent has not tested the suitability of the connections and recommends that interested parties carry out their own investigations.

SERVICE CHARGE

£262.50 per annum

VAT

Applicable

LEGAL FEES

Each party to bear their own costs

PRICE

Offers in the region of £125,000

EPC

D (78)

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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