



**LANDCHARD HOUSE, 3 VICTORIA STREET,
WEST BROMWICH, B70 8ER**
2,887 SQ FT (268 SQ M)

- PROMINENT LOCATION
- SECURE CAR PARK
- FLEXIBLE TERMS
- LIFT ACCESS

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6 Warstone Mews
Warstone Lane
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LOCATION

The property is situated in a prominent location on Victoria Street which is accessed off the main West Bromwich High Street. Junction 1 of the M5 Motorway is approximately 1 mile distant. West Bromwich Central is located approximately 0.3 miles away, which provides bus and tram services to Birmingham, Oldbury and other surrounding towns. Surrounding occupiers include a Community Church, convenience store, fast food take way and a hair salon.

DESCRIPTION

The property comprises of a purpose-built office building, with versatile accommodation set over three floors served by a passenger lift. Access to the property is gained by the front main entrance doors which lead to the ground floor reception area, with access to secure rear parking.

ACCOMMODATION

AREA	SQ FT	SQ M
First Floor	2,887	268
Total	2,887	268

PLANNING

Interested parties should contact Sandwell Metropolitan Borough Council Planning Department on 0121 569 4054.

SERVICES

We are advised all main services are connected to include mains water and electricity.

Mason Young Property Consultants has not checked and does not accept responsibility for any of the services within this property and would suggest that any in-going tenant or occupier satisfies themselves in this regard.

ENERGY PERFORMANCE CERTIFICATES

Details available upon request.

TENURE/RENT

The first-floor office accommodation is available on a leasehold basis at a quoting rent of £10 per sq ft exclusive. Car parking is available at a rate of £250.00 per space per annum.

SERVICE CHARGE

We understand that a service charge of approximately £4.50 per sq ft per annum is to be levied for the accommodation.

BUSINESS RATES

Interested parties are advised to make their own enquiries to Sandwell Metropolitan Borough Council on 0121 368 1155.

MONEY LAUNDERING

The money laundering regulations require identification checks are undertaken for all parties purchasing/ leasing property. Before a business relationship can be formed, we will request proof of identification for the purchasing/ leasing entity.

VAT

We understand that the property is not elected for VAT.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred during this transaction.

VIEWING

Strictly by prior appointment with sole agents, Mason Young Property Consultants.

CONTACT DETAILS

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**MASON
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