



BLACK COUNTRY HOUSE

ROUNDS GREEN ROAD • OLDBURY • B69 2DG



HIGH QUALITY OFFICE SPACE

545 - 35,053 sq ft

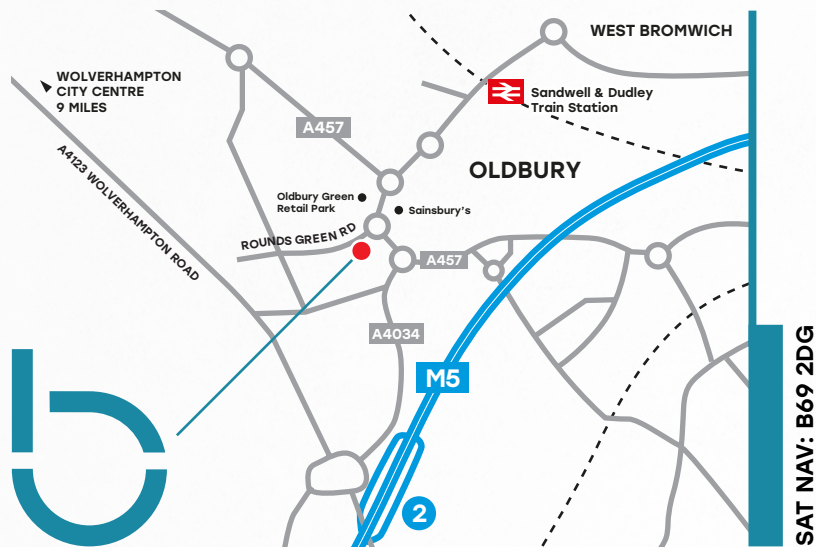
- EPC rating of A
- Manned reception
- CCTV
- Secure parking on site
- Passenger lifts
- Shower facilities
- DDA compliant
- Air conditioning



blackcountryhouse.co.uk

Location

- Less than 1 mile away from Junction 2 of the M5
- Close proximity to Oldbury Green Retail Park & Sainsbury's
- Walking distance from Sandwell and Dudley Train Station



Accommodation

Lower Ground Floor:	
Suite 8	2,914 sq ft
Suite 9	647 sq ft
Suite 10	1,167 sq ft

Ground Floor:	
Suite 1A	1,359 sq ft
Suite 1B	1,450 sq ft
Suite 1C	1,045 sq ft
Suite 1D	545 sq ft
Suite 2-3	4,053 sq ft
Suite 4	976 sq ft

First Floor:	
Entire Floor	10,756 sq ft

Second Floor:	
Suite 5A	3,488 sq ft
Suite 5B	2,282 sq ft
Suite 6	2,242 sq ft
Suite 7	2,129 sq ft

Description

Black Country House provides modern office suites ranging from 545 – 35,053 sq ft. These suites are fitted to a high specification with the majority featuring suspended ceilings, raised access flooring, air conditioning and LED lighting.

The building benefits from facilities including on site parking, passenger lifts, a manned reception, showers, CCTV and 24 hour access.

Terms

The suites are available on new internal repairing and insuring leases, with buildings insurance, service charge and business rates payable by the tenant. Further details are available on request. Each party is to pay their own legal costs.

EPC

The building currently has an EPC assessment of A(25).



VAT

All prices quoted are exclusive of VAT, which is chargeable at the standard rate.

Useful Links

- www.blackcountryhouse.co.uk
- [Google Maps](#)
- [What3Words - ///voter.weds.doors](#)
- [Floor Plans](#)



Viewings and Further Information

Developed by:

CURRENT SCHEDULE OF AVAILABILITY

UNIT	FLOOR AREA (sq ft)	RENT (PAX)	Service Charge	Rates
Suite 7	2,129	£31,935 pax	£5.53 psf	TBC
Suite 10	1,167	£10,500 pax	£5.53 psf	Recharged by the Landlord & payable by the Tenant

December 2025

Terms

New internal repairing and insuring lease for a term to be agreed. Competitive service charge.

Viewing

Strictly by prior appointment with Bulleys at their Oldbury Office - 0121 544 2121

Contact: Max Shelley

Email: Max.Shelley@bulleys.co.uk