

THE COMMERCIAL PROPERTY SPECIALISTS

TO LET

SECOND FLOOR OFFICE
ACCOMMODATION

233 - 3,423 ft²
(21.6 - 318m²)

📍 **SECOND FLOOR, KINDER HOUSE, LOMBARD STREET,
WEST BROMWICH, B70 8SD**



Prime Town Centre location.

Close proximity to major
amenities.

Metro and bus station within a 5
minute walk.

On site car parking.

Mixture of open plan and private
offices

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LOCATION

Kinder House comprises a 3 storey office block, situated on the corner of Lombard Street and Church Street with Lombard street being just off the main High Street and also within close proximity of the recently constructed large Tesco Superstore.

Junction 1 of the M6 Motorway is approx. 1 mile (1.6km) away, offering excellent connections to the National Motorway System.

DESCRIPTION

The approach is from a communal open ground floor hall area, which gives access to a staircase leading to the second floor.

The second floor provides a mixture of open plan and private offices. The second floor also provides WC and kitchenette facilities.

ACCOMMODATION

Net internal areas approximately:-

	sq ft	sq m
Range of offices:	233 - 3,423	21.6 - 318

OUTSIDE

On site car parking is provided.

SERVICES

All mains services are connected including gas fired central heating. A prospective tenant should satisfy himself concerning the working condition of all services.

RENTAL

Please contact the agents for full details.

All inclusive rental deals are available.

LEASE TERMS

The property is to be offered on lease on full repairing and insuring terms outside the protection of the Landlord & Tenant Act 1954.

SERVICE CHARGE

Please contact the agents for full details.

INSURANCE

The landlord will insure the building and recharge the premium to the tenant.

RATES

Interested parties advised to make their own enquiries with Sandwell Metropolitan Borough Council on 0845 351 0017.

VAT

The property is not registered for VAT.

EPC

An EPC has been carried out on this property. The property has been awarded a Grade 85 D.

WEBSITE

Aerial photography and further information is available at bulleys.co.uk/kinder

VIEWING

Strictly by the prior appointment with Bulleys at their Oldbury Office on 0121 544 2121.

Details prepared 07/2022.