

The logo for Swallowfield One features a stylized dark grey wavy line above the word "swallowfield" in a dark grey sans-serif font. Below "swallowfield" is the word "one" in a red sans-serif font.

swallowfield one

**7,700 TO 33,842 SQ FT OF COMPREHENSIVELY
REFURBISHED GRADE A OFFICE SPACE**

WOLVERHAMPTON ROAD, OLDBURY, B69 2AG

A FEATURE RECEPTION

Step Into Action



ABOUT THE BUILDING

Swallowfield One is set to undergo a full refurbishment, transforming it into a vibrant and modern workspace that aligns with the ambitions of any forward-thinking business. With 33,842 sq ft of flexible office space, the building will offer an inspiring environment designed to meet the needs of today's dynamic business community. The refurbishment includes a newly expanded reception area and enhanced breakout spaces.



One Step Ahead

BUILDING SPECIFICATION

A forward-thinking environment, ready for businesses to take the next step.

A striking three-storey atrium sets the tone for a workspace built around collaboration and productivity.

A newly expanded reception area welcomes guests in style, while enhanced breakout areas and a sleek business lounge with a coffee bar create the perfect setting for networking and downtime.

With new VRF air conditioning, energy-efficient LED lighting, and End-of-Journey facilities Swallowfield One offer occupiers everything they could need to support their business.



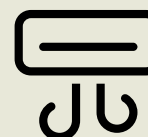
SHOWERS & WCS



4 STOREY
ATRIUM



TARGETTING NET
ZERO CARBON



NEW VRF AIR
CONDITIONING



BUSINESS LOUNGE
& COFFEE BAR



BIOPHILIC
DESIGN



DECARBONISED
BUILDING



LED LIGHTING



BREAKOUT
AREA



SECURE
CYCLE STORE



LOCKER
STORAGE



CHANGING
FACILITIES

END OF JOURNEY
FACILITIES

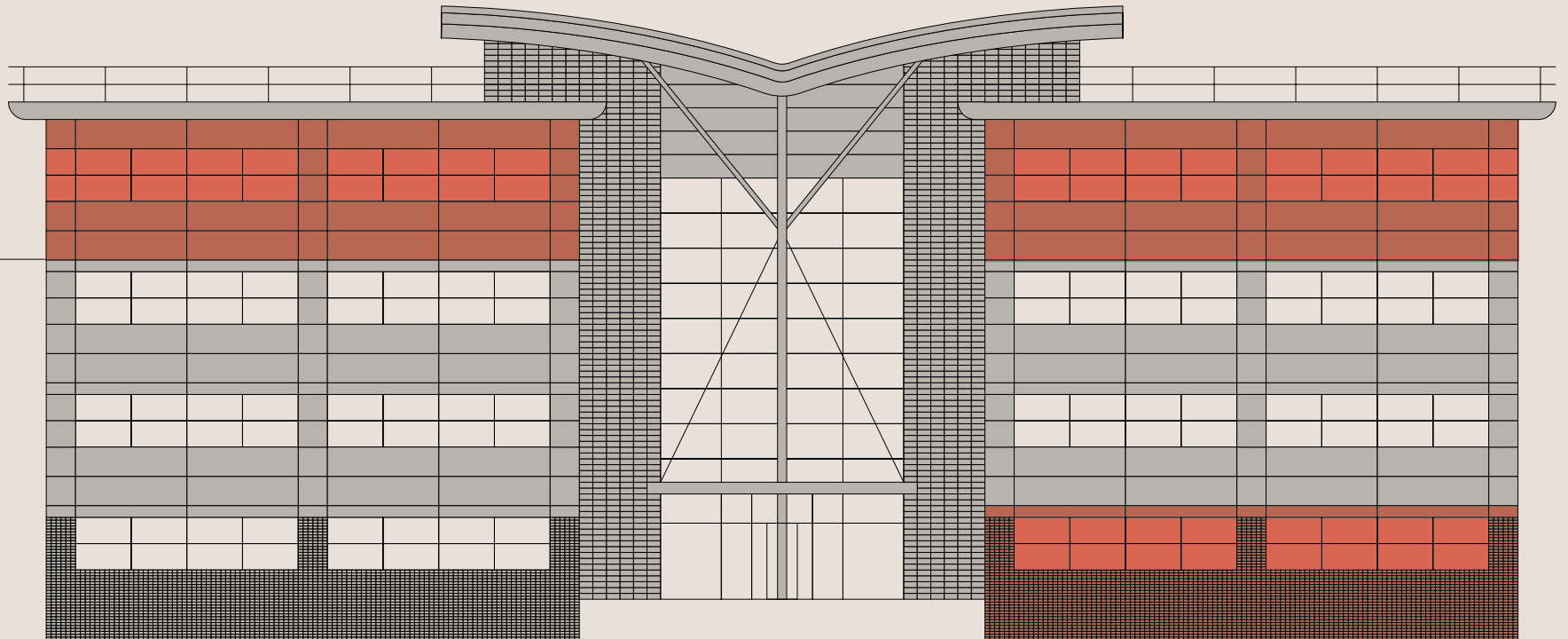




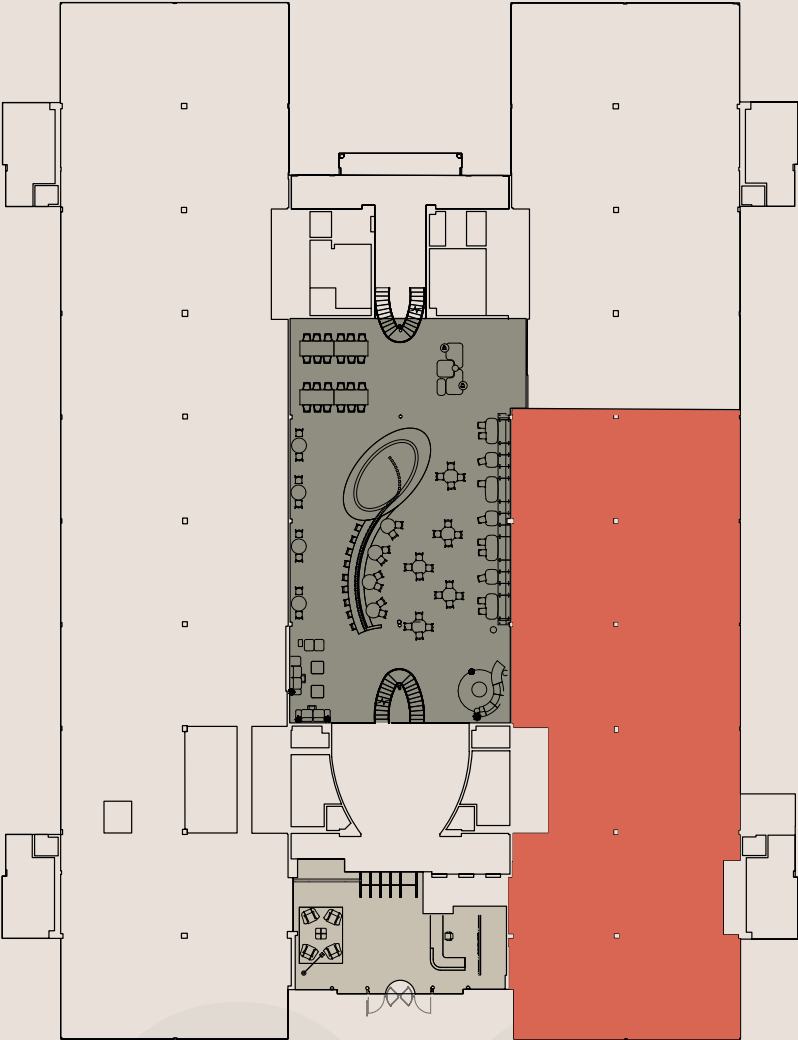
Floor Availability

Third Floor
26,142 SQ FT

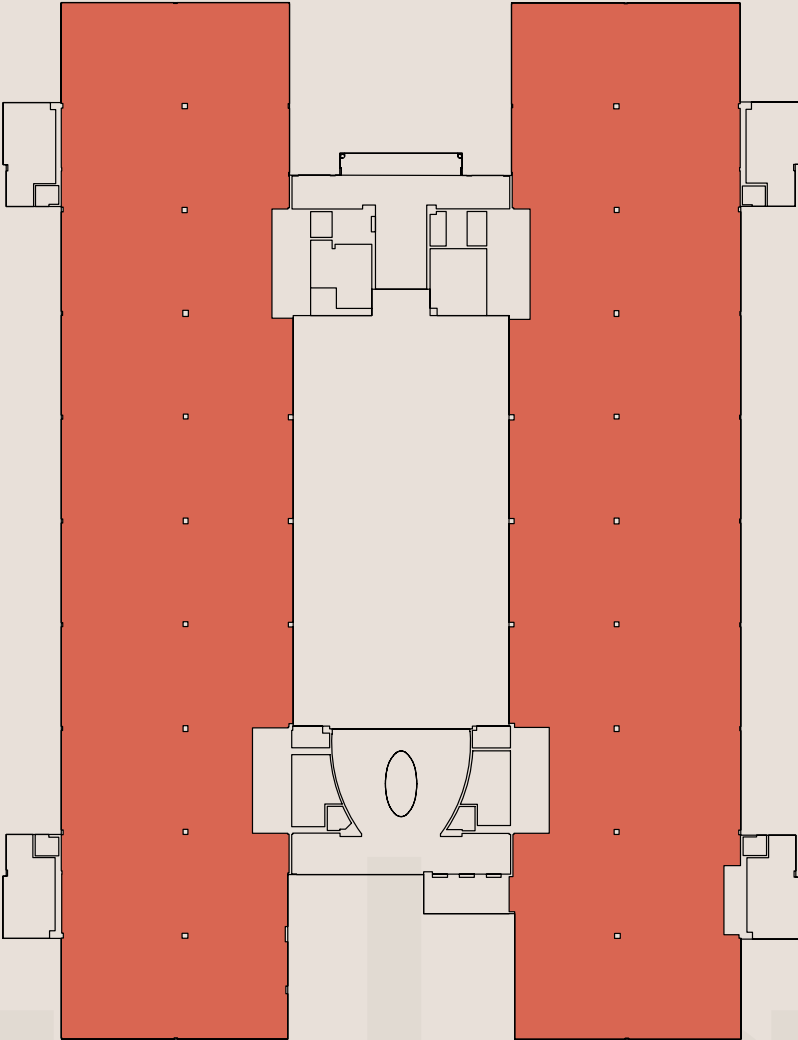
Ground Floor Part
7,700 SQ FT



Ground Floor Part
7,700 SQ FT



Third Floor
26,142 SQ FT



170 car parking spaces (1:199 sq ft) Office Reception Atrium

In One Place

LOCATION

Swallowfield One offers an exceptional opportunity for businesses seeking a strategic, cost-effective location in the heart of the West Midlands.

With its excellent transport links, competitive lease rates, and thriving local economy, this area is perfect for businesses looking to expand or establish themselves in a well-connected and dynamic environment.

Oldbury provides access to local shopping centres, leisure facilities, restaurants, and green spaces, offering employees a good work-life balance.



BIRMINGHAM
15 MINUTES



WOLVERHAMPTON
20 MINUTES



LONDON
120 MINUTES

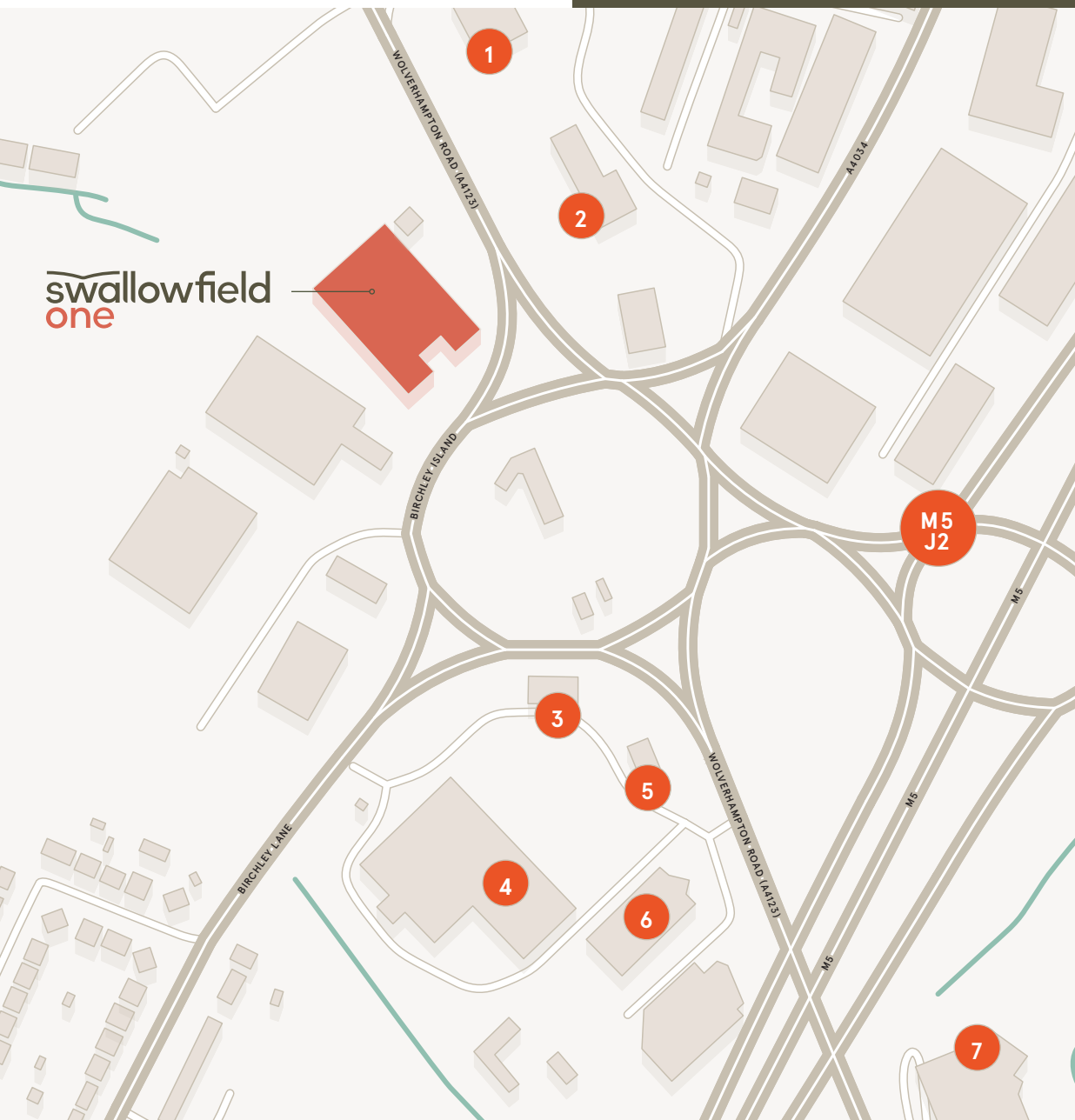


**BIRMINGHAM
AIRPORT**
20 MILES



M5 J2
DIRECT ACCESS





1. HALF PENNY FARM - PUB

 *0.1 Miles*
3 MINUTES

2. HOLIDAY INN EXPRESS

 *0.2 Miles*
3 MINUTES

3. McDONALD'S

 *0.3 Miles*
7 MINUTES

4. JD GYMS & SWIM!

 *0.3 Miles*
7 MINUTES

M5 J2

 *0.5 Miles*
3 MINUTES

LANGLEY GREEN ➡

 *1.3 Miles*
5 MINUTES

SANDWELL & DUDLEY ➡

 *1.9 Miles*
7 MINUTES

5. TIM HORTONS

 *0.3 Miles*
8 MINUTES

6. IBIS STYLES

 *0.4 Miles*
9 MINUTES

7. ASDA SUPERSTORE

 *0.4 Miles*
11 MINUTES

WEST BROMWICH

 *2.6 Miles*
8 MINUTES

DUDLEY

 *3.5 Miles*
10 MINUTES

BIRMINGHAM

 *7.1 Miles*
18 MINUTES

swallowfield

one

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MAX SHELLEY
07881 948908
MAX.SHELLEY@BULLEYS.CO.UK



ADRIAN GRIFFITH
07780 671 329
ADRIAN.GRIFFITH@NMRK.COM

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