

BULLEYS

CHARTERED SURVEYORS

☎ 0121 544 2121

THE COMMERCIAL PROPERTY SPECIALISTS

TO LET

OFFICE
ACCOMMODATION

233 - 3,423 ft²
(21.6 - 318m²)

📍 **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. The offices are within close proximity of town centre, and the large Tesco Superstore.

Junction 1 of the M6 Motorway is approximately 1 mile distant, offering excellent connections to the Local and National Motorway System.

ACCOMMODATION

Net internal areas approximately:-

	sq ft	sq m
First Floor:	1,690	157
Second Floor:	233 - 3,423	21 - 318

The approach is from a communal open ground floor hall area, which gives access to a staircase leading to the first and second floors. There is no passenger lift available.

The first floor provides a suite of open plan and private offices and has its own kitchenette.

The second floor provides a variety of different sized open plan and private offices. A kitchenette is provided.

Shared WC facilities are available on each floor.

OUTSIDE

Allocated parking is provided and there is on-street parking and a car park opposite the office block.

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

All inclusive rental deals are available. Please contact the agent for further details.

LEASE TERMS

The offices are available on a term to be agreed, outside the protection of the Landlord & Tenant Act 1954.

SERVICE CHARGE

Please contact the agents for full details.

INSURANCE

Please contact the agents for full details.

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 and the offices have 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 amended 04/2024