

# HYBRID OFFICE PREMISES TO LET

**\*Due to Relocation\***

## Unit 17

**Black Country Park**

**Great Bridge Street**

**West Bromwich B70 0BF**

///rings.proof.hoot

**6,546 sq ft (608.12 sq m)**

### LOCATION

The premises are located on Black Country Park, an established mixed use site with prominence to Great Bridge Street, running parallel to the A41. Links to the A4123 and M5 are both approximately 2.5 miles away and Sandwell & Dudley Train Station sits 2 miles away, allowing for great transport links to Birmingham New Street.

Black Country Park is an established commercial area with a number of trade counter, retail, industrial and motor trade businesses. Nearby occupiers include national operations such as Asda, Boots, B&M Store, Poundland, McDonalds and KFC.

### DESCRIPTION

Unit 17 offers a unique opportunity to occupy "hybrid" commercial space combining high-quality office accommodation with storage.

Arranged over two floors, this semi-detached, air conditioned, modern, portal frame property provides an occupation ready mix of open-plan office areas, break out space with ancillary facilities. The property has an allocation of 29 car parking spaces and loading area.

EPC B-40

### RENT AND TERM

This premises is available at £66,000 per annum exclusive.

By way of assignment of existing lease expiring October 2027, although new terms may be available subject to negotiation.

### VIEWINGS

For further information or to arrange an inspection, please contact Erin Beards on 07534 687232.

Subject to Contract

• Details created 05-25 •

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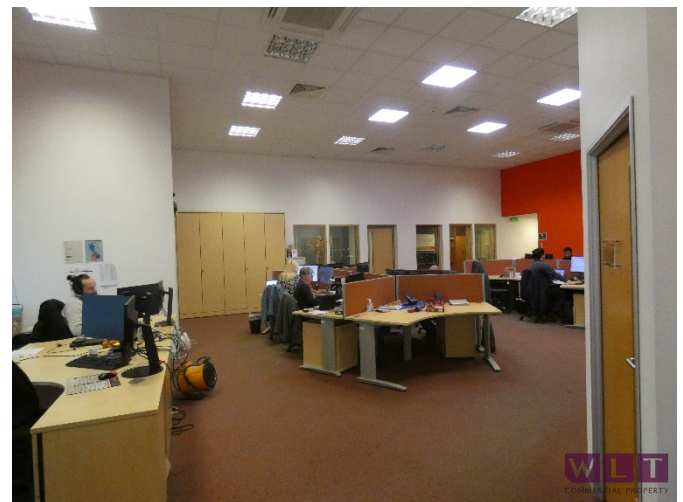
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Telford, Shropshire TF7 5AH

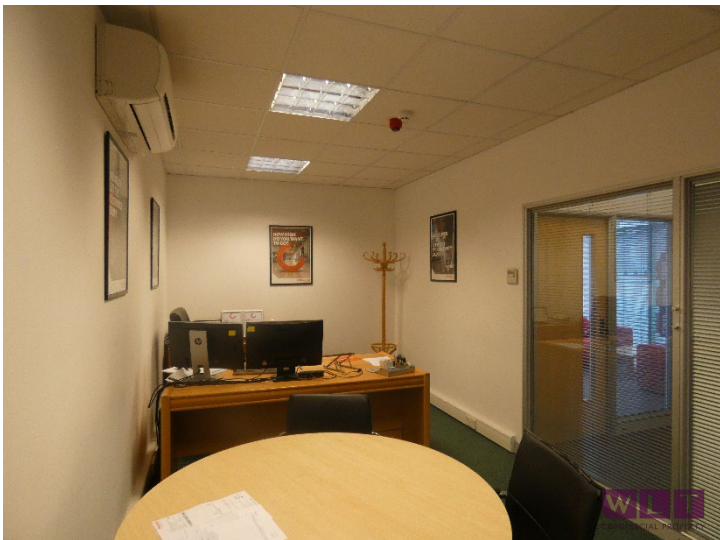
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**Promap**  
LANDMARK INFORMATION

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