



£27,800 Per Annum + VAT

2850 SQ FT

Select House 50 Popes Lane

Oldbury, West Midlands, B69 4PN

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- OFFICE SUITES
- JUNCTION 1 OF M5 APPROXIMATELY 1.5 MILE
- LAST REMAINING FLOOR
- JUNCTION 2 OF M5 APPROXIMATELY 1 MILE
- 9 ALLOCATED PARKING SPACES
- LIFT ACCESS AVAILABLE FOR ALL FLOORS

Location

Select House is located just off Popes Lane, Oldbury a short distance from the A457 Birmingham Road which provides access to Junction 1 or Junction 2 of the M5 motorway approximately 1 to 1 ½ miles away. Oldbury town centre is ½ a mile distant.

Description

Select House comprises a self contained 4 storey office building with communal reception area at ground floor. Access to each floor via stairs or lift access with ladies and gents toilets available. A well specified site with suspended ceilings throughout, incorporating fluorescent/LED lighting, gas central heating and comfort cooling to part.

Accommodation

Ground Floor Office Suite - 2850 sq ft (260 sq m)

Outside

Front and side visitor/staff car parking area, with 9 allocated spaces for the available floor.

Services

We are advised that mains, water, drainage, gas, electricity are connected or available.

However, interested parties are advised to check this position with their advisors/contractors.

Inclusive Rental

£9.75 per sq ft. This figure includes rent, service charge and Landlords buildings insurance.

Service Charge

A service charge is included in the quoted rental figure and

covers costs in respect of the upkeep and maintenance of the common areas. Further details are available upon request.

Lease Terms

The suites are available by way of a new lease on terms to be agreed for a period of 3 years or more with a regular rent review pattern.

VAT

All figures quoted do not include VAT which may be payable at the prevailing rate.

Buildings Insurance

Landlords building insurance is included in the quoted rental.

EPC

An EPC has been commissioned and has been awarded a Grade (121) E.

Rates

We are verbally advised by Sandwell Metropolitan Council that the current assessment per floor is as follows:-

Ground Floor:-

Rateable Value - £11,000

Rates Payable - £5,406.50 (2020/21)

However, interested parties should enquire to the Local Authority to confirm the current liability on 0845 351 0017.

Legal Costs

The incoming tenant will be responsible for the Landlord's legal expenses.

Viewings

Strictly by appointment with our office - 01527 584 242.

Area Map



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.