



LANDCHARD HOUSE, 3 VICTORIA STREET, WEST BROMWICH, B70 8ER

2,173 – 7,049 SQ FT (201.9 – 654.9 SQ M)

- PROMINENT LOCATION
- SECURE CAR PARK
- FLEXIBLE TERMS
- LIFT ACCESS

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6 Warstone Mews
Warstone Lane
Jewellery Quarter
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B18 6JB

LOCATION

The property is situated in a prominent location on Victoria Street which is accessed off the main West Bromwich High Street. Junction 1 of the M5 Motorway is approximately 1 mile distant. West Bromwich Central is located approximately 0.3 miles away, which provides bus and tram services to Birmingham, Oldbury and other surrounding towns. Surrounding occupiers include a Community Church, convenience store, fast food take way and a hair salon.

DESCRIPTION

The property comprises of a purpose-built office building, with versatile accommodation set over three floors served by a passenger lift. Access to the property is gained by the front main entrance doors which lead to the ground floor reception area, with access to secure rear parking.

ACCOMMODATION

AREA	SQ FT	SQ M	RENT (PAX)
Suite 5	2,173	201.9	£26,076
Suite 6B	2,703	251.1	LET
Suite 9	2,173	201.9	LET
Total	7,049	654.9	

PLANNING

Interested parties should contact Sandwell Metropolitan Borough Council Planning Department on 0121 569 4054.

SERVICES

We are advised all main services are connected to include mains water and electricity.

Mason Young Property Consultants has not checked and does not accept responsibility for any of the services within this property and would suggest that any in-going tenant or occupier satisfies themselves in this regard.

ENERGY PERFORMANCE CERTIFICATES

Details available upon request.

TENURE/RENT

The offices are available on a leasehold basis at a quoting rent of £12 per sq ft exclusive. Car parking is available at a rate of £250.00 per space per annum.

SERVICE CHARGE

We understand that a service charge of approximately £4.50 per sq ft per annum is to be levied for the accommodation.

BUSINESS RATES

The second floor is currently listed within the 2023 rating listing as having a rateable value of £18,500. Rates payable will be in the region of £9,231.50 per annum.

The third floor is currently listed within the 2023 rating listing as having a rateable value of £35,250. Rates payable will be in the region of £17,589.75 per annum.

Interested parties are advised to make their own enquiries to Sandwell Metropolitan Borough Council on 0121 368 1155.

MONEY LAUNDERING

The money laundering regulations require identification checks are undertaken for all parties purchasing/ leasing property. Before a business relationship can be formed, we will request proof of identification for the purchasing/ leasing entity.

VAT

We understand that the property is not elected for VAT.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred during this transaction.

VIEWING

Strictly by prior appointment with sole agents, Mason Young Property Consultants.

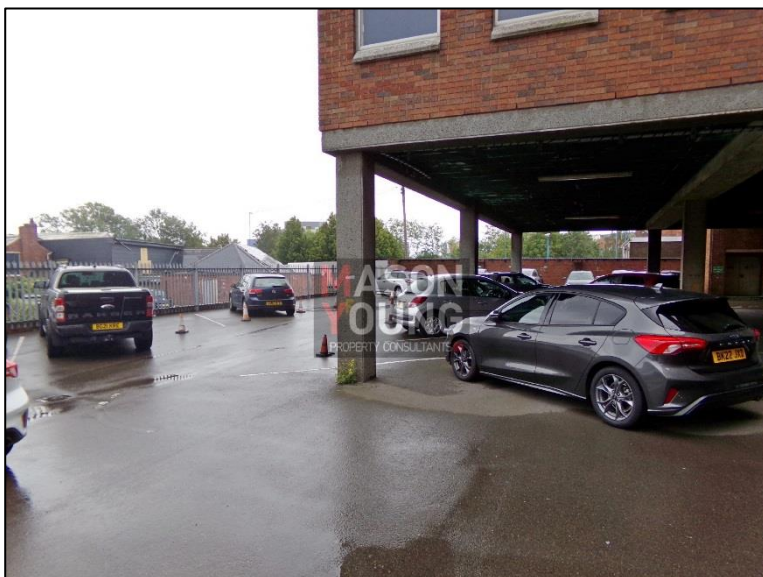
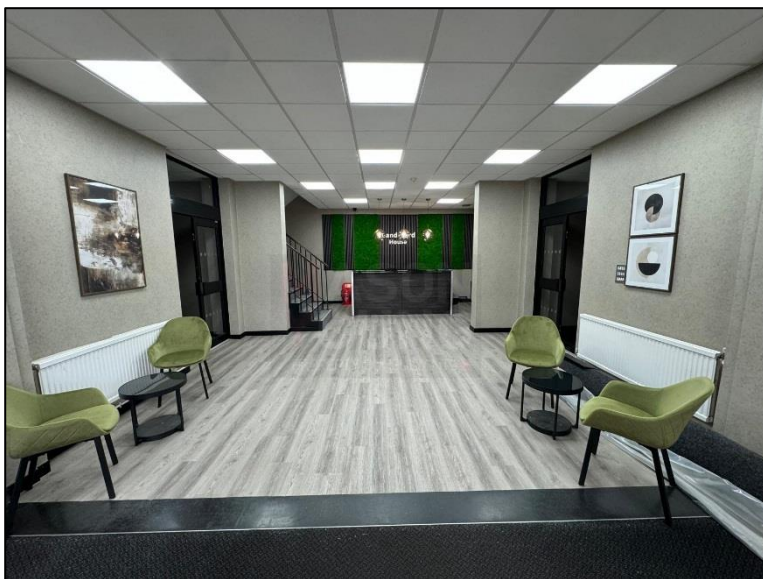
CONTACT DETAILS

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Property Misrepresentation Act: Mason Young Property Consultants for themselves and for the vendors or lessors of this property, whose agents they are, give notice that: (I) these particulars are for guidance only and do not constitute any part of an offer or contract. (II) all descriptions, dimensions, references to condition and necessary permissions for use and occupation together with all other details are given in good faith and are believed to be correct. However, any intending purchasers or tenants should not rely upon them as statements or representations of fact and must satisfy themselves by inspection or otherwise as to the correctness of each of them. (III) no person in the employment of Mason Young Ltd or any joint agents has any authority to make or give any representation or warranty whatsoever in relation to this property. (IV) reference to any gas, electrical or other fixtures, fittings, appliances or services have not been tested and no warranty is given or implied as to their availability, adequacy, condition or effectiveness. (V) unless otherwise stated all prices and rentals quoted are exclusive of any Value Added Tax to which they may be subject. (VI) Mason Young have not had the opportunity to inspect any title documentation and intending purchasers or tenants should verify the information through their legal advisor. (VII) information on Town & Country planning matters and Rating matters has been obtained by verbal enquiry only from the appropriate Local Authority. Prospective purchasers are recommended to obtain written information thereof. (VIII) No environmental audit or investigation has been carried out on the property and no Environmental Report has been inspected. We have not carried out an inspection for asbestos and no Asbestos Register has been viewed. Potential purchasers/ tenants should satisfy themselves on the above matters through enquiries of their Surveyor/ Solicitor. (IX) Mason Young Property Consultants is the trading name of Mason Young Ltd.