

**MASON  
YOUNG**

PROPERTY CONSULTANTS ■

**TO LET**

**OFFICE PREMISES**



**TRIGATE BUSINESS CENTRE, 210 – 222  
HAGLEY ROAD WEST, OLDBURY, B68 0NP**  
**VARIOUS WORKSTATIONS AVAILABLE**

- PROMINENT LOCATION
- ON-SITE CAR PARK
- VARIETY OF USES
- FLEXIBLE TERMS

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6 Warstone Mews  
Warstone Lane  
Jewellery Quarter  
Birmingham  
B18 6JB

## **LOCATION**

The property is situated on Hagley Road West, within the Oldbury area to the west of Birmingham City Centre. The location provides access to the A4034 and connects directly to the A4123 Wolverhampton Road, which serves as a principal arterial route. The nearest motorway is the M5, located approximately 1 mile to the west, providing access to the wider national motorway network. Langley Green Railway Station is located approximately 1.2 miles  $\frac{1}{4}$  from the property, offering regional rail services. Birmingham City Centre is situated approximately 5 miles to the east.

## **DESCRIPTION**

The property comprises of a mid-terrace multi-let office building of brick built construction surmounted by a flat roof. Internally, the premises are arranged to provide a range of office suites, benefiting from carpeted flooring, plastered and painted walls, and suspended ceilings incorporating recessed LED lighting and fluorescent strip lighting. The accommodation also benefits from shared kitchen facilities, WC facilities, and gas central heating throughout. Externally, the property benefits from a dedicated car park providing on-site parking.

## **PLANNING**

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

## **SERVICES**

We are advised 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 property is available on a leasehold basis at a quoting rent of £3,300 per workstation per annum, subject to contract. Terms to be agreed.

## **BUSINESS RATES**

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 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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