

The Property Professionals

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MANAGEMENT • SALES & LETTINGS • VALUATIONS • RENT REVIEWS • ACQUISITIONS • INVESTMENTS • RATING • DEVELOPMENT

## TO LET

**MODERN OFFICE PREMISES  
GROUND & 1ST FLOOR OFFICES  
3A SWALLOWFIELD COURTYARD  
WOLVERHAMPTON ROAD  
OLDBURY B69 2JG**

**1,358 sq ft—2,799 sq ft (126—260 sq m)**

Junction M5 Motorway off Birchley Island.

On site car parking - allocated spaces.

Fully fitted air conditioned office accommodation (not tested).

Open plan and partitioned offices with kitchenette and WC facilities.

[bulleys.co.uk/3aswallowfield](http://bulleys.co.uk/3aswallowfield)



INDUSTRIAL AND COMMERCIAL PROPERTY SPECIALISTS

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View more at [bulleys.co.uk](http://bulleys.co.uk)

Wolverhampton  
01902 713333

## LOCATION

Swallowfield Courtyard is situated a short distance from Birchley Island, off Junction 2 of the M5 Motorway. Junction 2 of the M5 gives access to the local motorway network and Birmingham City centre is approximately 5 miles to the east.

The A4123 Wolverhampton Road / New Birmingham Road gives access to Wolverhampton City centre and in the opposite direction, Birmingham City centre.

## DESCRIPTION

The building comprises of a two storey semi-detached self contained office building incorporating solid brick walls beneath a profile steel pitched roof.

Internally the building specification is good and includes suspended ceiling tiles incorporating category 2 lighting, plastered and painted walls with a solid concrete floor. The accommodation also includes air conditioning, WC and kitchen facilities at both ground and first floor level and electric security shutters on the ground floor windows.

The accommodation has been sub-divided by light weight stud partitioning and provides a mixture of open plan and private offices.

## ACCOMMODATION

The property provides the following approximate net internal floor areas;

	sq ft	sq m
Ground Floor	1,441	134
First Floor	1,358	126
<b>Total</b>	<b>2,799</b>	<b>260</b>

**Consideration will be given to a letting of the ground or first floor alone.**

## EXTERNAL

Allocated on site car parking is provided for 9 cars. Access in and out of the development is via a security barrier.

## SERVICES

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

We are also advised that a dedicated BT Net Fibre leased line is installed.

Interested parties are advised to check this position with their advisor/contractors.

## RENTAL

£40,000 per annum exclusive for the whole building.

Consideration will be given to a letting of either the ground floor or first floor alone. Please contact the agents for further details.

## LEASE TERMS

The offices are available by means of a new full repairing and insuring lease on terms to be agreed.

## SERVICE CHARGE

A service charge is levied to cover communal costs and services. Please contact the agent for further details.

## PLANNING

Interested parties are advised to make their own enquiries with Sandwell Metropolitan Borough Council on 0845 3510017.

## RATES

We are advised by Valuation Office Agency website that the current assessment is as follows:

Rateable Value: £25,500  
Rates Payable: £12,520.50 (April 2019/2020)

The above rates payable figure does not take into account Small Business Rates Relief and Transitional Relief/Surcharges where applicable. Interested parties should enquire to the Local Authority to confirm their specific liability.

## VAT

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

## EPC

An EPC has been carried out on this property. The property has been awarded a Grade D79.

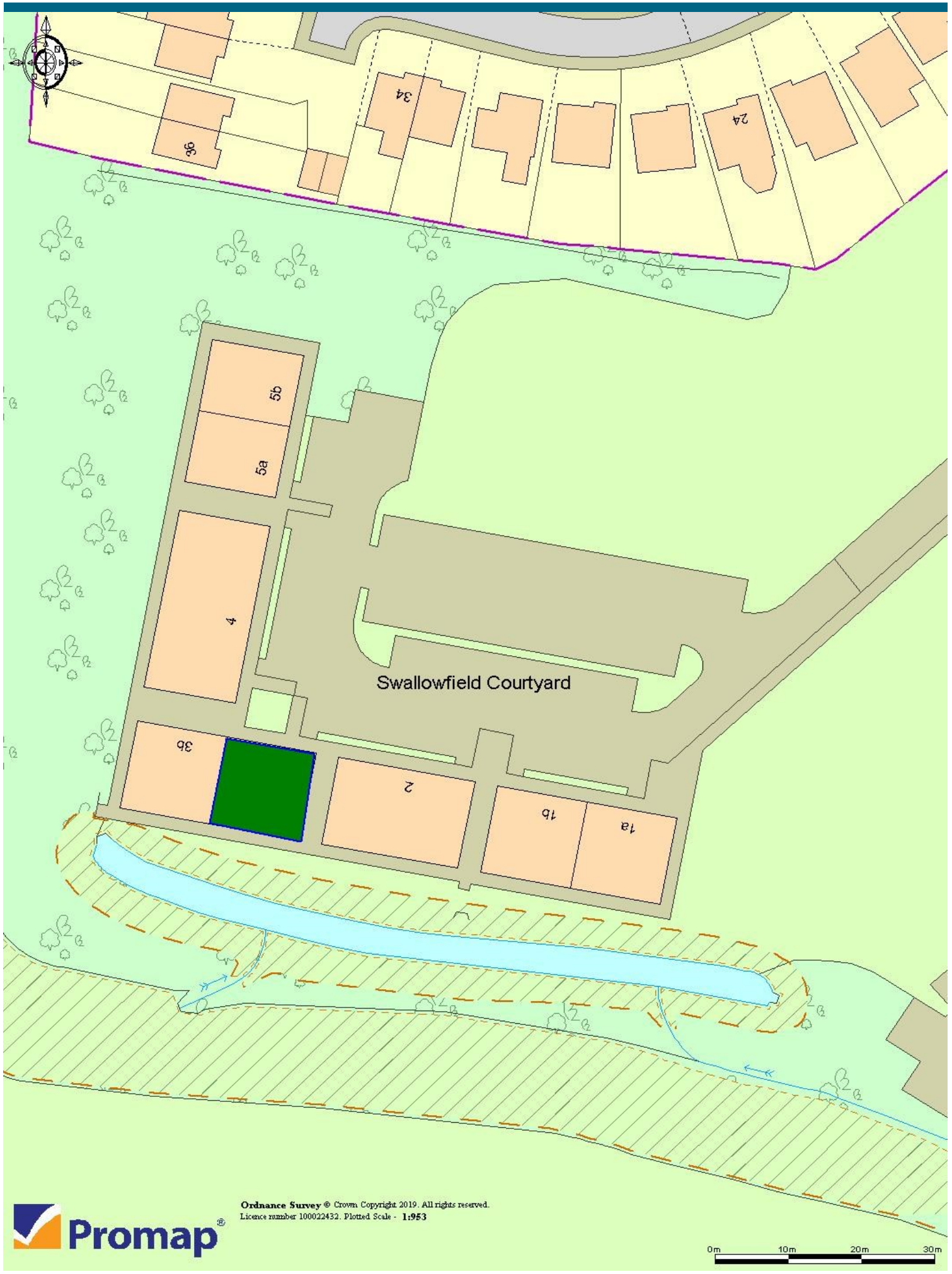
## WEBSITE

Aerial photography and further information is available at: [bulleys.co.uk/3aswallowfield](http://bulleys.co.uk/3aswallowfield)

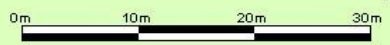
## VIEWING

**Strictly** by prior appointment with the sole agent Bulleys at their Oldbury office on 0121 544 2121.

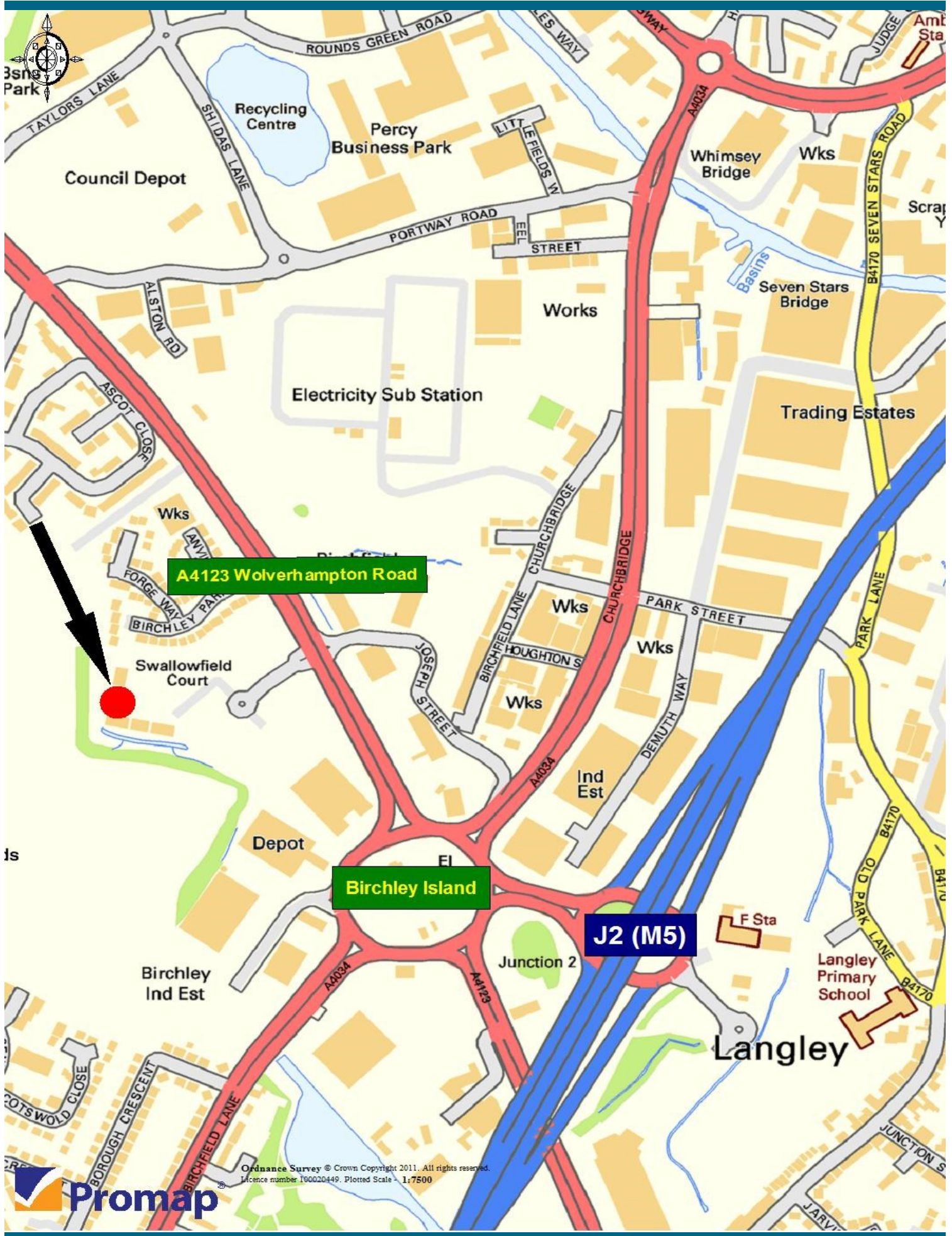
Details prepared 04/19



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Licence number 100022432. Plotted Scale - 1:953



Site Plan- For Identification only- Not to scale. Accuracy cannot be guaranteed



**IMPORTANT NOTICE**

Bulleys for themselves and for the vendors or lessors of this property whose agents they are give notice that:

- (i) The particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute part of an offer or contract.
- (ii) All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
- (iii) No person in the employment of Bulleys has any authority to make or give any representation or warranty whatever in relation to this property.
  - (iv) All rentals and prices are quoted exclusive of VAT.
- (v) The reference to any plant, machinery, equipment, fixtures and fittings at the property shall not constitute a representation (unless otherwise stated) as to its state and condition or that it is capable of fulfilling its intended function. Prospective purchasers/tenants should satisfy themselves as to the fitness of such items for their requirements.
- (vi) Any movable contents, fixtures and fitting referred to in these particulars (including any shown in photographs) are excluded from the sale/letting, unless stated otherwise.