

141 TAT BANK ROAD, OLDBURY, WEST MIDLANDS, B69 4NH



FREEHOLD FOR SALE

HIGH QUALITY/RECENTLY
MODERNISED/REFURBISHED OFFICE
ACCOMMODATION & SECURE
ENCLOSED YARD FACILITY

8,623 sq.ft/801.09 sq.m

- Circa 1½ miles from Junction 2 of the M5 Motorway.
- Circa 2 miles from Junction 1 of the M5 Motorway.
- Within close proximity to Oldbury and West Bromwich Town Centres.
- Circa 5 miles north west of Birmingham City Centre.
- Secure, surfaced enclosed yard .
- Recently modernised/refurbished to a high standard.
- Fully alarmed.



Stephens McBride Chartered Surveyors & Estate Agents
One, Swan Courtyard, Coventry Road, Birmingham, B26 1BU
Tel: 0121 706 7766 Fax: 0121 706 7796
www.smbsurveyors.com

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LOCATION

The subject premises enjoys an extensive frontage onto Tat Bank Road, situated within close proximity to the inter-section with Pope's Lane.

The area benefits from excellent communicational links;

- a) Junction 2 of the M5 Motorway is situated approximately 1½ miles south west.
- b) Junction 1 of the M5 Motorway is located approximately 2 miles north east.
- c) Junction 1 of the M5 Motorway is situated approximately 3 miles due south of the main inter-section of the M5 and M6 Motorways Rayhall Interchange).
- d) The area adjoins the Black Country spine road (dual carriageway link between Junction 1 of the M5 Motorway and Junction 10 of the M6 Motorway

The property is within close proximity to Oldbury and West Bromwich Town Centres.

Birmingham City Centre is situated approximately 5 miles south east.

DESCRIPTION

The subject premises provides recently refurbished/modernised (high standard) two storey, high quality office accommodation (including trade counter) **with the benefit of a secure, enclosed, surfaced yard to the rear (gated).**

Total Site Area Circa .36 of an acre/0.14 of a hectare.

Advantages include;

- a) Fully alarmed (burglar and fire).
- b) Suspended ceilings (recessed diffused LED lighting).
- c) Windows are double glazed (electrically operated security shutters).
- d) Gas fired central heating throughout.
- e) Floor coverings are carpet.
- f) Internal elevations are plastered and painted.
- g) CCTV monitoring system.
- h) Electronic fob door access.

ACCOMMODATION

8,623 sq.ft/801.09 sq.m

VAT

VAT is not applicable.

BUSINESS RATES

Rateable Value : £20,500

Rates Payable: circa £10, 100

MAINS SUPPLIES

The property has the advantage of mains water, electricity (three phase – 100 amp), gas and water.

OCCUPATION

Immediate occupation is available on completion of all legal formalities.

CONSIDERATION

Offers in excess of **£650,000 (Six Hundred & Fifty Thousand Pounds)** are invited for this valuable freehold interest.

For More Information Contact:

Robert Taylor BSc MRICS

T: 0121 706 7766

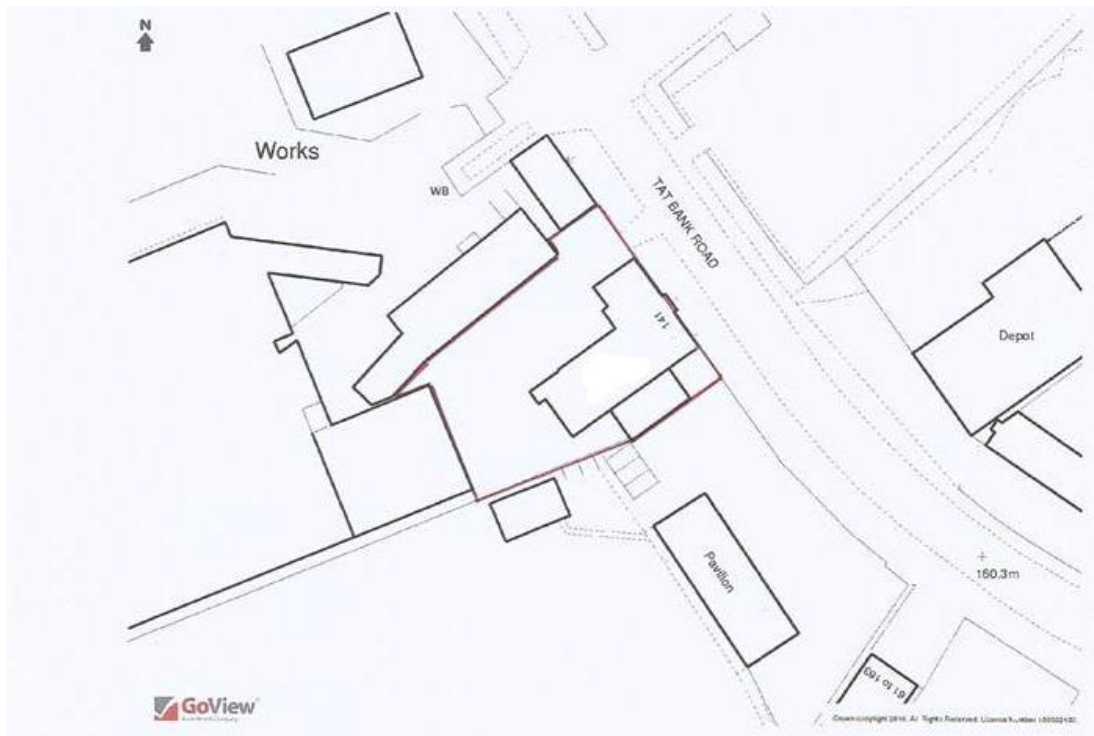
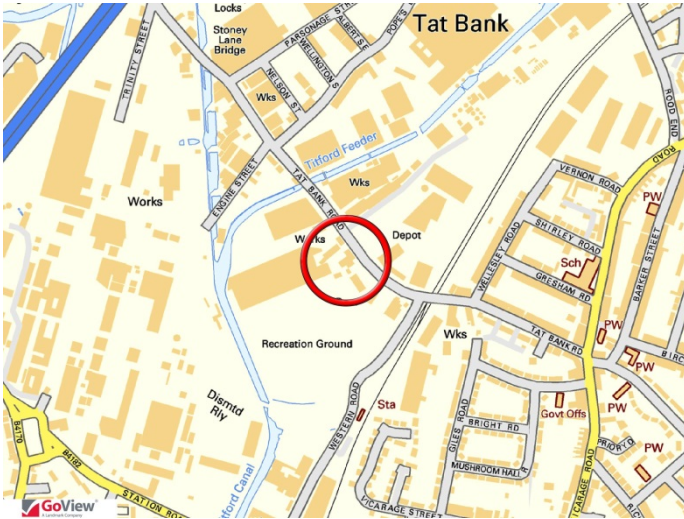
E: robert@smbsurveyors.com

SMB
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NOTICE

STEPHENS MCBRIDE - as agents for the Vendor and for themselves, give notice that:

1. These particulars do not constitute an offer, or contract, or any part thereof and none of the statements contained in the Particulars as to the property is to be relied on as a statement or representation of fact.
2. An intending Purchaser **MUST** satisfy himself by inspection or otherwise, as to the accuracy of the statements herein. Such statements are made in good faith but without responsibility on the part of Stephens McBride or the Vendor.
3. The Vendor does not make or give, nor is Stephens McBride or its staff authorised to make or give any representation or warranty in respect of this property.

In the event of any inconsistency between these particulars and the Conditions of Sale, the latter shall prevail.

SUBJECT TO CONTRACT

The terms Vendor and Purchaser shall where the context requires be deemed to refer to Lessor and Lessee respectively.