

# To Let

## First Floor Offices

### **ASDEN HOUSE, 1-5 VICTORIA ROAD, WEST BROMWICH**



***293m<sup>2</sup> (3,154 ft<sup>2</sup>) Approx.***

## LOCATION

The premises are situated within Asden House which is located on Victoria Street which is off High Street, West Bromwich. Easy access to the motorway network is provided at J1 of the M5 close by.

## DESCRIPTION

The premises comprise the first floor in a prominent office building. The premises are entered off the street into a communal foyer area. Stairs lead to the suite on the first floor which is laid out in mainly open plan accommodation.

## ACCOMMODATION

**(All Sizes are approximate)**

**Total**                      **293 m<sup>2</sup>**                      **3,154 ft<sup>2</sup>**

The accommodation is capable of sub-division.

## LEASE TERM

The accommodation is offered on flexible terms based on a five year lease.

## RENT

£21,000 per annum exclusive

## Service Charge

A service charge is payable at the premises to cover the cost maintenance & management of the common areas.

## Legal Costs

The ingoing tenant is to be responsible for the landlords legal costs incurred in the preparation of the lease.

## VAT

VAT is not payable but the landlord reserves the right to do so in the future.

## BUSINESS RATES

Interested parties are advised to make their own enquiries with Sandwell MBC Business Rates Dept on 0121 5692200

## VIEWING

Strictly by appointment with the Sole Letting Agent:

**Pennycuick Collins,  
9 The Square, 111 Broad Street  
Birmingham, B15 1AS**

**Tel. No: 0121 665 4150,  
Web: www.pennycuick.co.uk**

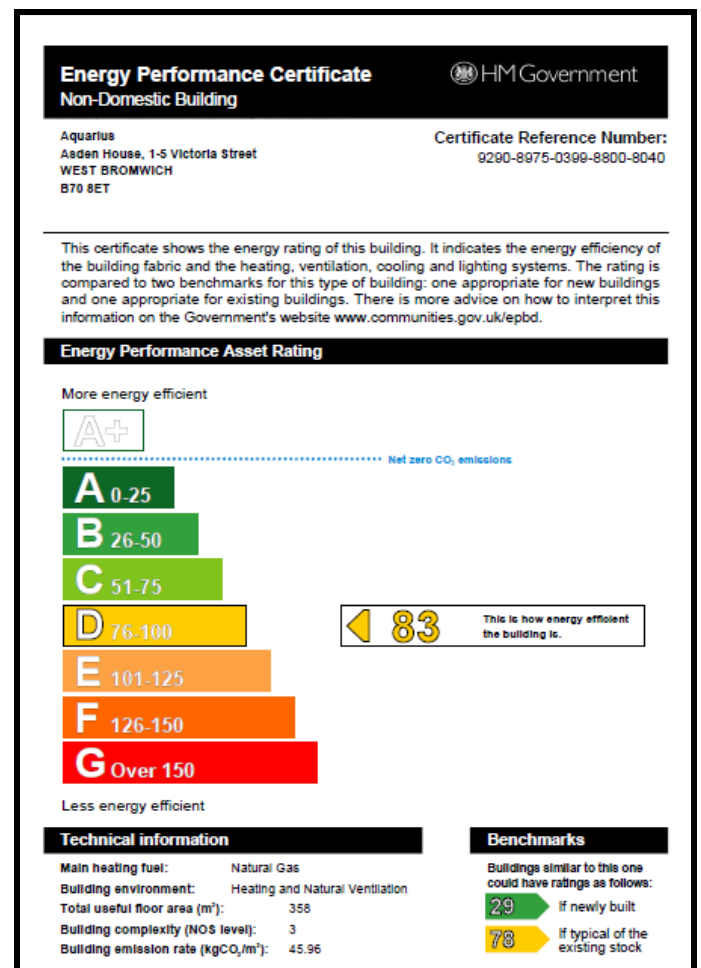
**Ref: Paul Steele**

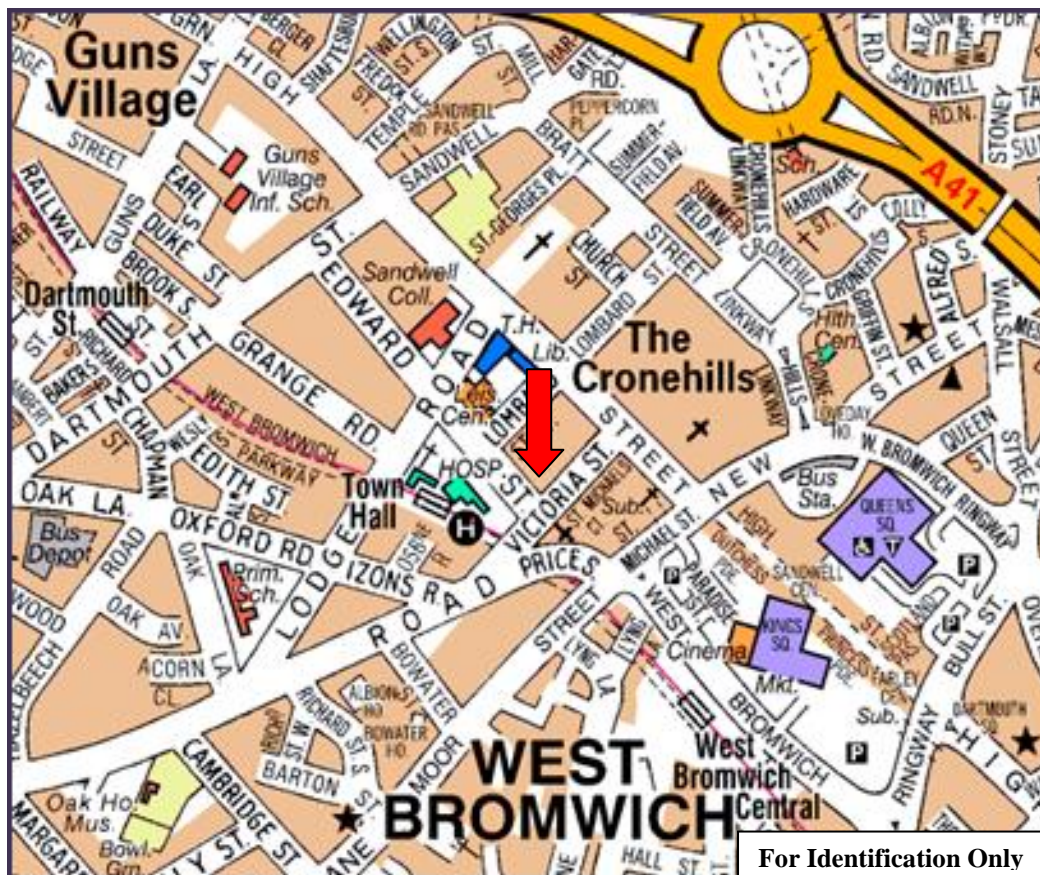
## **SUBJECT TO CONTRACT**

April 2012

## **Energy Performance Certificate**

An EPC is available for the ingoing tenant obtained under current legislation.





***The Property Misdescriptions Act 1991:***

These particulars are prepared and issued in accordance with the Property Misdescriptions Act 1991. Whilst we endeavour to make our Particulars accurate and reliable, if there is any matter of particular importance to you, then please do not hesitate to contact our office and we will be pleased to check the information for you (**especially if you are travelling some distance to view the property**).

***Fixtures and Fittings:***

All those items mentioned in these particulars are, we are advised, included in the sale. All other items, including those shown on any photographs, are excluded. References to any gas, electrical or other fixtures, fittings or appliances are to state their inclusion only, and no warranty is given or implied as to their condition or effectiveness.

***Measurement:***

The property has been measured in accordance with the RICS "Code of Measuring Practice (6<sup>th</sup> Edition)".

***VAT:***

Unless otherwise stated, all prices and rentals quoted are exclusive of any Value Added Tax to which they may be subject.

***Misrepresentation Act 1967:***

Pennycuik Collins for themselves and the vendors or lessor's of this property, whose agents they are, give notice that these particulars do not constitute any form of an offer or contract, nor any part of an offer or contract. Neither the vendor nor lessor of this property, nor Pennycuik Collins (or person in their employment) has any authority to make, give or imply any representation or warranty whatsoever in relation to this property.

***Rates/Water Rates:***

Verbal enquiries only have been made of the local authority; interested parties are advised to verify the figures direct with the appropriate authority.

***Tenure:***

The tenure which we show is as verbally advised to us, we have not had the opportunity to inspect any title documentation and therefore cannot verify this information.

***Services:***

Information in respect of all services regards availability, adequacy and condition of services is as verbally advised to us, we have not tested and no warranty is given or implied in their respect.

Reproduced by permission of Geographers' A-Z Map Co. Ltd. Licence No. A0429.

This Map is based upon Ordnance Survey maps with the permission of the Controller of Her Majesty's Stationery Office.