

LARGE OFFICES / STORAGE

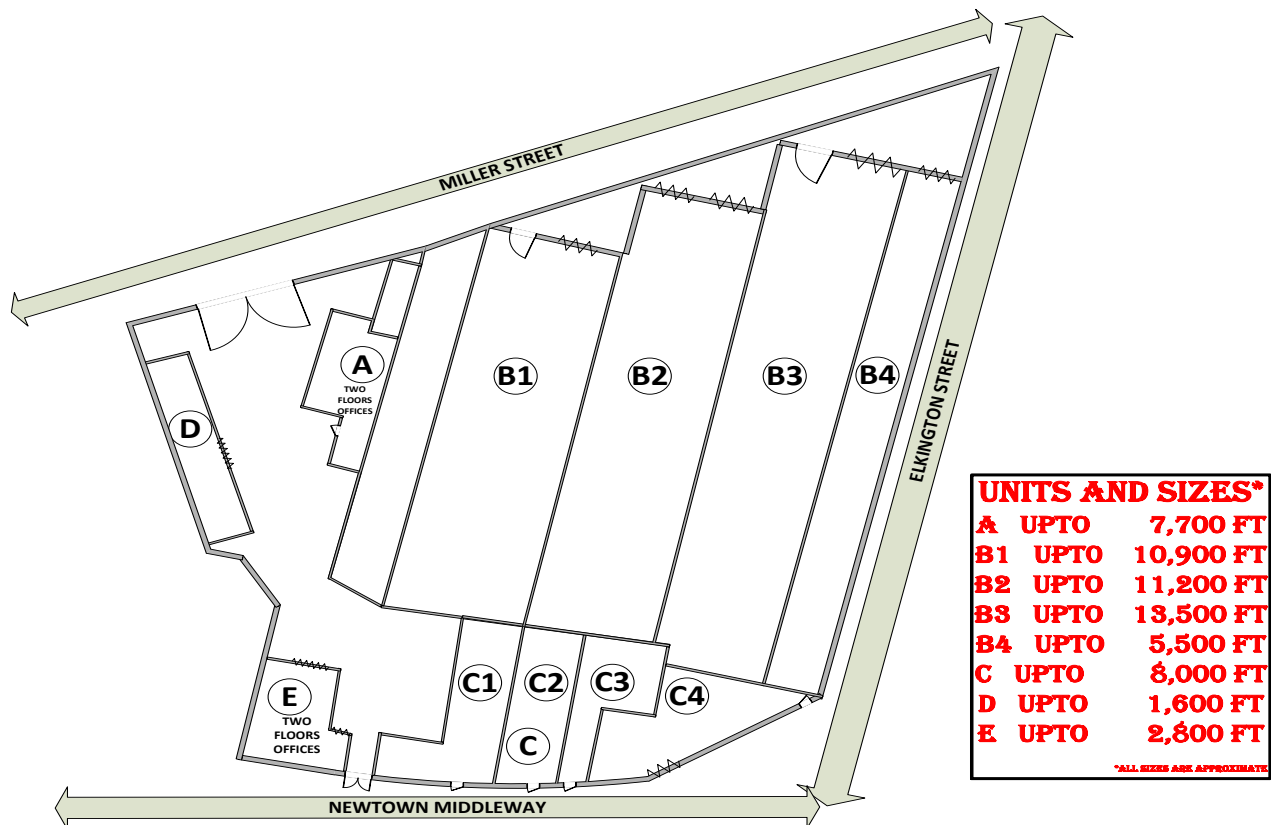


SWAN HOUSE HOSPITAL ST BIRMINGHAM B19 3PY

LARGE OFFICES / STORAGE / SHOP

TO LET

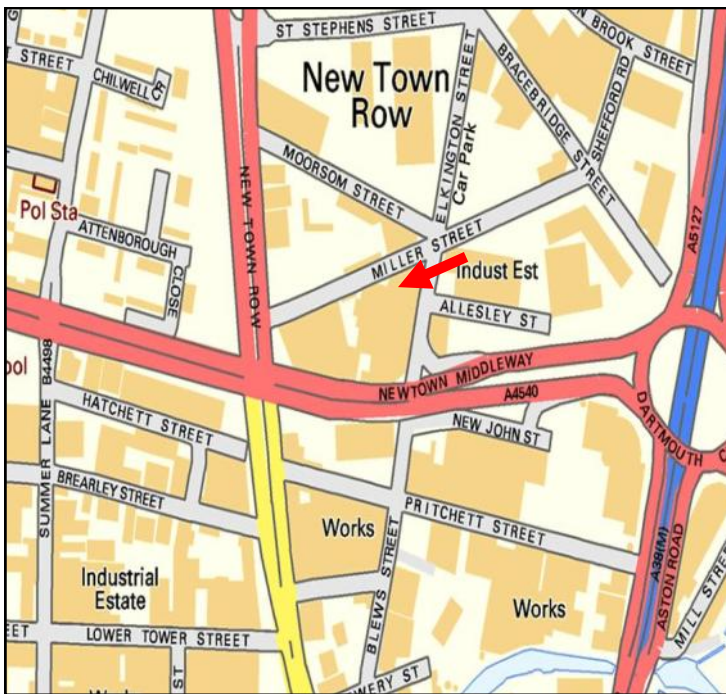
UNIT A, EXPRESS BUSSINESS PARK, B6 4JS



FROM 550 TO 7,700 SQFT APPROX

MAY SPLIT

- MODERLY FURBISHED INTERNAL OFFICES.
- WITH GOOD PARKING . **SECURE ESTATE**. SUB UNITS AVAILABLE ALSO.
- 3 MINS DRIVE TO CITY CENTRE; WITH ADJOINING MILLER STREET AS ENTRANCE.



DESCRIPTION

The premises are of brick construction with ample amount of natural light; throughout occupying a first floor level and ground floor with a ground floor door reception. New suspended ceiling and carpets throughout. The offices contain open plan areas as well as individual director style offices. There are also modern style toilets and kitchen facilities. The first floor office and ground floor may be split. There is parking for vehicles if needed.

LOCATION

Located off the prominent Newtown Middleway Road, connecting to City centre. With A4540 adjoining the estate. The premises is surrounded by heavy traffic from Walsall through New town Row towards City centre. Direct entrance from miller street and Newtown Middleway road.

PLANNING

The property is situated within an existing employment area and would be suitable for office / admin uses and light industrial uses subject to planning confirmation. Interested parties are advised to contact the local authority themselves.

PRICE

P.O.A. Subject to negotiation. PLEASE CALL FOR FURTHER INFO.

AMENITIES

- **Private access no shared doors and good parking.**
- **All usual main services including electricity water and drainage are available to the property.**
- **Property Link has not checked and does not accept responsibility for any of the services within this property.**

LEGAL COSTS

Landlord offers a free no charge simple in out lease agreement for immediate access. Solicitors may be used if needed.

VIEWING

Strictly by appointment only.

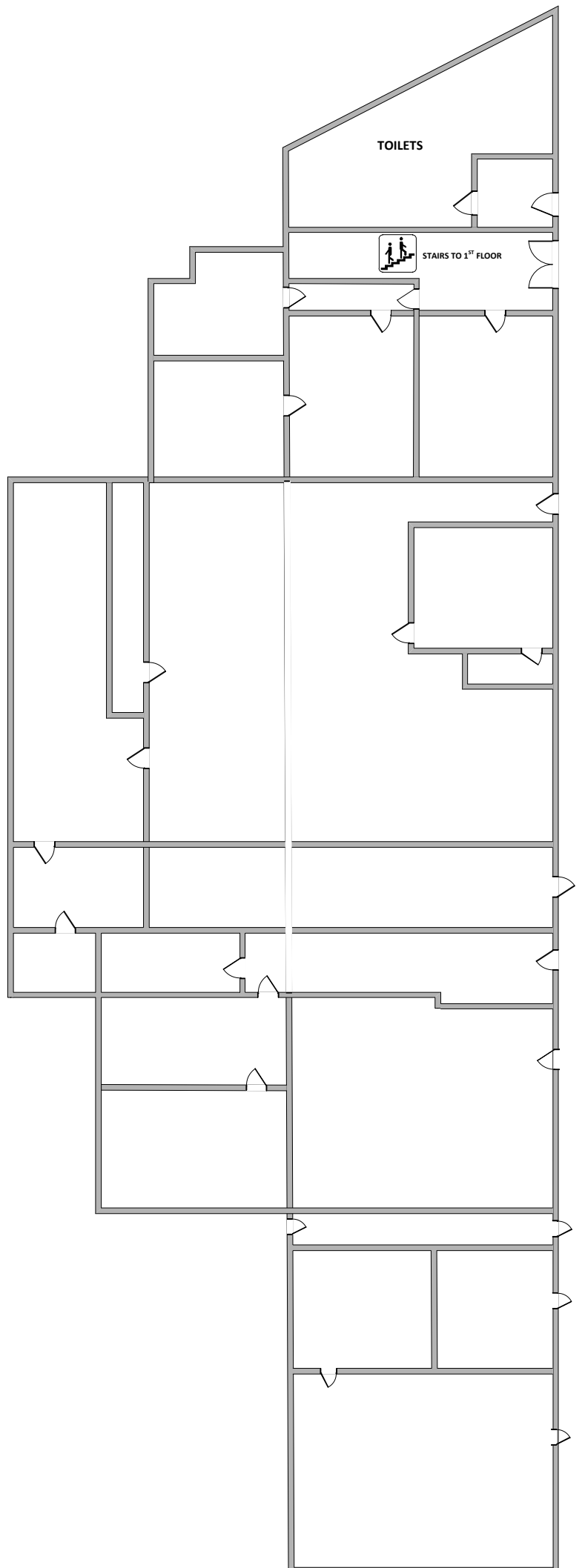
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Misrepresentation

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**UNIT A,
GROUND FLOOR
MILLER STREET,
BIRMINGHAM
B6 4JS
AREA 3,800 SQFT (APPROX)
NOTE:FOR ID ONLY
NOT TO SCALE**



**UNIT A,
FIRST FLOOR
MILLER STREET,
BIRMINGHAM
B6 4JS
AREA 3,580 SQFT
(APPROX)
NOTE:FOR ID ONLY
NOT TO SCALE**

