



# Scriven & Co.

Est. 1937

## Commercial Lettings



780A, Hagley Road West, Oldbury, B68 0PJ

**£6,500 Per Annum**

- Well presented open plan office with air conditioning and double glazed windows
  - 2 car spaces
- Prominent main road location with good transport link
  - Secure entrance lobby
- Communal reception area, toilets and kitchen

All Buildings Great & Small



**RICS**  
Regulated by RICS

arla naea  
propertymark



intertek  
ISO 9001:2015



UKAS  
MANAGEMENT  
SYSTEMS  
014



CoStar



LoopNet™



TO LET - A self-contained first floor open plan office with serviced access from Hagley Road West frontage and the benefit of two car spaces to the rear. Good access by road to surrounding towns and Birmingham city centre. Junction 3 of the M5 is within approximately 2 miles. EPC = C (65).

#### ACCOMMODATION

##### GROUND FLOOR:

##### COMMUNAL SECURE ENTRANCE LOBBY:

From Hagley Road West

##### COMMUNAL SEPARATE REAR ACCESS:

From car park

##### FIRST FLOOR

##### COMMUNAL RECEPTION AREA:

Security door to:

##### COMMUNAL HALLWAY:

##### COMMUNAL MALE AND FEMALE TOILETS:

##### COMMUNAL KITCHEN:

SUITE 2: 13.34m x 3.72m - 49.62 sq.m. (534 sq.ft.)  
Open plan office with double glazed windows and 2 air conditioning units.

##### OUTSIDE:

2 car parking spaces are allocated to the property.

##### RATING ASSESSMENT :

Rateable Value (from 1st April 2026): £4,350.00  
Where provided the Agent has made a verbal enquiry with the Local Authority and this information should be verified by interested parties making their own enquiries.

##### LEASE:

The premises are to be let on lease. The length of term to be by negotiation. The Agent has not checked the legal documentation to verify legal status of the property or validity of any guarantees. A tenant must assume the information is incorrect, until it has been verified by their own solicitors.

##### RENT DEPOSIT:

The in-going tenant will be required to pay a rent deposit amounting to 3 months rent (£1,625.00 (one thousand six hundred and twenty five pounds) which will be held by the landlord for the duration of the lease.

##### REPAIRING LIABILITY:

The tenant will be responsible for internal repairs and decoration.

##### INSURANCE:

The landlord will insure the buildings and the tenant will reimburse the premium on a pro-rata basis.

##### SERVICE CHARGE:

A service charge will be levied to cover a contribution to the

cost of general maintenance of the buildings and the provision of services to the communal areas and electricity and within the office. Further details will be provided on application.

##### LEGAL COSTS:

Each party will be responsible for their own legal costs.

##### VAT:

All figures quoted are exclusive of VAT if applicable.

##### SERVICES AND APPLIANCES:

Mains electricity, water and drainage are connected. The Agents have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify they are in working order or fit for their purpose. The prospective tenant is advised to obtain verification from their Solicitor or Surveyor.

##### VIEWING:

Strictly by prior appointment via Agents on 0121-422-4011 (option 3, commercial).

##### IMPORTANT NOTE:

If you are considering entering into a lease for commercial premises, before proceeding we would draw to your attention the existence of the Code for Leasing Business Premises First Edition February 2020 ([https://www.rics.org/globalassets/code-for-leasing\\_ps-version\\_feb-2020.pdf](https://www.rics.org/globalassets/code-for-leasing_ps-version_feb-2020.pdf))

This document and its supplemental guide set out the basis on which negotiations of the lease terms should be undertaken.

It is recommended that you obtain your own professional advice with regard to the Code and the proposed lease terms before proceeding.

##### ANTI-MONEY LAUNDERING REGULATIONS:

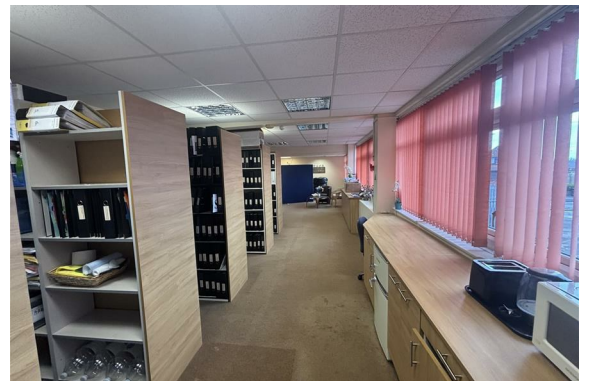
In order to comply with Anti-Money Laundering Regulations, any prospective tenant will be required to provide the following:

1. Satisfactory photographic identification.
2. Proof of address/residency.

In the absence of being able to provide appropriate physical copies of the above, Scriven & Co reserves the right to obtain electronic verification of identity.

Satisfactory bank and trade references will also be required.

NOTE: The photographs show furniture and filing units in the suite which belong to the current tenant. These items are not included in the letting.



#### **Important notices**

Nothing concerning the type of construction or the condition of the structure is to be implied from the photograph (or artists impression) of the property. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. Certain items may however be available by separate negotiation. The measurements supplied are for general guidance, and as such must be considered as incorrect. A buyer is advised to re-check the measurements themselves before committing themselves to any expense. The Agent has not tested any apparatus, equipment, fixtures, fittings or services, and so does not verify they are in working order, fit for their purpose, or within ownership of the sellers, therefore the buyer must assume the information given is incorrect. Neither has the Agent checked the legal documentation to verify legal status of the property or validity of any guarantee. A buyer must assume the information is incorrect, until it has been verified by their own solicitors. The sales particulars may change in the course of time, and any interested party is advised to make final inspection of the property prior to exchange of contracts. A buyer must check the availability of any property and make an appointment to view before embarking on any journey to see a property. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor.

Any reference to alterations to, or use of any part of the property, is not a statement that any necessary planning, building regulation or other consent has been obtained. A buyer must assume the information is incorrect until it has been verified by their own solicitors.

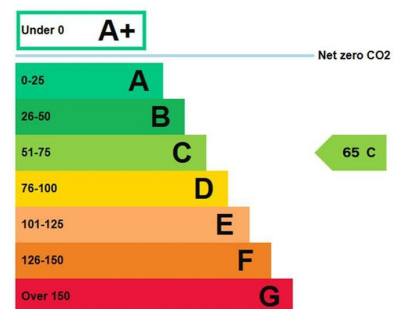
**VAT:** All figures quoted are exclusive of VAT where applicable. **Rating Assessments :** Where provided the Agent has made a verbal enquiry with the Local Authority and this information should be verified by interested parties making their own enquiries. (REV03:02/26).



# **Scriven & Co.** Est. 1937

- Estate House, 821 Hagley Road West, Quinton, Birmingham, B32 1AD
- Tel: 0121 422 4011
- E-mail: [quinton@scriven.co.uk](mailto:quinton@scriven.co.uk)
- [www.scriven.co.uk](http://www.scriven.co.uk)
- Regulated By RICS

This property's energy rating is C.



Properties get a rating from A+ (best) to G (worst) and a score.

Property Reference: 18796822