

# Fountain Lane, Oldbury B69 3BH



**TO LET**

**SIZE: APPROX. 8,200 SQ/FT**

- ✓ MULTIPLE OFFICES AVAILABLE
- ✓ ACCESS CONTROL SYSTEM
- ✓ AMPLE NATURAL LIGHTING
- ✓ PARKING AVAILABLE

**Westprop.**



## LOCATION

The property is located a short 1 minute walk from Sandwell and Dudley Train Station where you can take a direct train to London Euston, Birmingham New St and Wolverhampton Central.

The property is located to the North of Oldbury town centre on the corner of Fountain Lane and Bromford Road.

Access to the midlands motorway network can be gained via either junction 1 or 2 of the M5 motorway. Both are approximately 1.5 miles distant from the property.

The premises is approximately 1 mile from the Birmingham Rd connecting to Dudley and Wolverhampton and surrounding areas.

## DESCRIPTION

Fountain House offers a range of flexible office space from 900 sqft to 2000 sqft.

The building is serviced by an access control system and communal Ladies and Gents toilets as well as a Kitchen.

The building benefits from ample natural light with mid-bay windows throughout and is serviced by numerous socket points.

Air conditioning systems are in place in most parts of the building and off-road parking is available as well as ample overflow parking on Fountain Lane.

OFFICE 1 = £450pcm

OFFICE 2 = £350pcm

OFFICE 3 = £350pcm

(individual units available upon request)

## PLANNING

We understand that the properties have B1 uses, however, we advise all interested parties to make their own enquiries with the local authority.



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The logo for Westprop. features the word "Westprop." in a bold, sans-serif font. The letters are colored with a gradient from yellow on the left to red on the right. Below the text is a thick horizontal bar that also follows the yellow-to-red gradient. The bar starts under the 'W', extends across the width of the text, and then turns 90 degrees downwards at the end of the period.

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