

**FLEXIBLE 'SERVICED' OFFICE SPACE FROM 172 SQ FT – 4,736 SQ FT  
51 DOWNING STREET, SMETHWICK, BIRMINGHAM, B66 2PP**



- Self-contained Office Suites
- Inclusive Rates
- Excellent Location
- Dedicated Parking
- Available Immediately



## LOCATION

The historic town of Smethwick is situated in the heart of the West Midlands within the Metropolitan Borough of Sandwell. The town is located approximately 3 miles (5km) north west of Birmingham, 2 miles (3.2km) south of West Bromwich and 130 miles (209km) north west of London. The town benefits from good transport links.

## SPECIFICATION

The premises comprise a 3 storey office block, offering the following specification:

- Furnished Individual Office Suites
- Cat II Lighting
- Central Heating Throughout
- Cat 5 Cabling
- Shared Kitchen Facilities
- Male and Female Sanitary Facilities
- Dedicated Secure Car Parking



## ACCOMMODATION

FLOOR / ROOM NUMBER	SQ M	SQ FT	RENT
1st - 24	32.5	350	£3,500
1st - 26	27.4	295	£2,950
1st - 27	28.0	302	£3,020
1st - 28	28.0	302	£3,020
1st - 29	16.8	181	£1,810
1st - 30	16.8	181	£1,810
1st - 31	16.8	181	£1,810
1st - 32	15.9	172	£1,720
1st - 33	27.	298	£2,980
2nd	229.8	2,474	£21,050

## UTILITIES AND SERVICE MEDIA

All main services are connected to the premises, together with phone lines and a dedicated leased line for broadband services. The rent is inclusive of all of the above, save for your individual call charges.

## TENURE

The premises are available on flexible short term leases from 3 months.

## EPC

D - 83



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## VIEWINGS

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