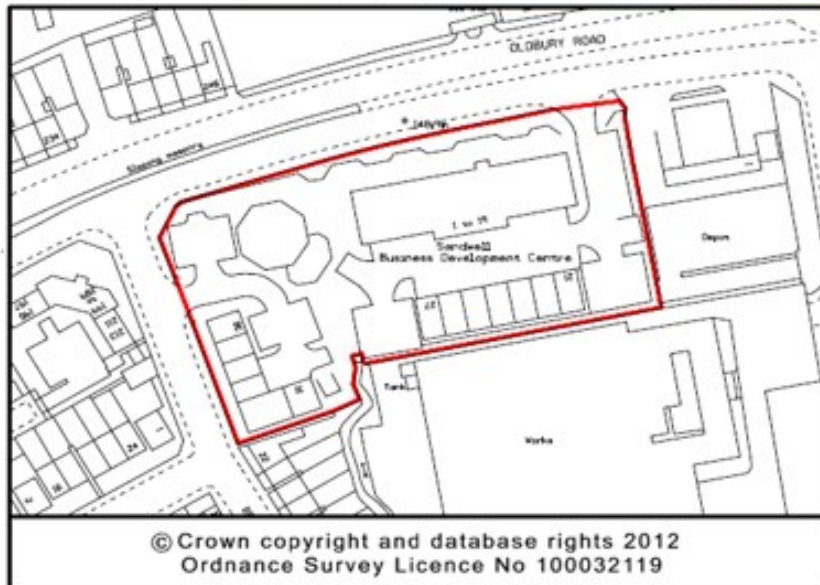


Offices To Let

**Sandwell Business Development Centre,
Oldbury Road, Smethwick, B66 1NN**

12/2024



PROPERTY SERVICES
07823 892 130

Email: property_services@sandwell.gov.uk



Property Services have a number of offices currently available to rent across the borough ranging in size from 10 m² (108 sq ft) to 93 m² (1000 sq ft).

All offices are available on a three-year internal repairing lease basis subject to a sealed bid process.

A service charge, included with the rent payment, is levied to cover costs of maintenance of communal areas, security etc.

The lease will be contracted out of Sections 24-28 of the Landlord and Tenant Act, 1954.

The lease includes a three month landlord and tenant break option, which gives either party the opportunity to terminate the lease at three months' written notice. The notice is subject to all rent being paid to date and the office being handed back to the Council in a condition that meets with the satisfaction of the Property Service's representative. A conditional survey of the office will be undertaken before the office is let and again upon return to Property Services.

Offices may be used for any office use within Class E of the Town and Country Planning (Use Classes) (Amendment) (England) Regulations 2020. Uses for motor vehicle repairs, motor vehicle breaking, tyre fitting and repairs, valeting, taxi services are not permitted, or any other use that may be deemed inappropriate.

Any change of Use Class is subject to the necessary planning consent being granted.

Virtual 360 videos are available to view premises being marketed and can be accessed via the following link:

<https://www.youtube.com/@sandwellmbcpropertyservice725/shorts>

If you are successful with your offer of rent, you will have the opportunity to view the premises once you have received formal confirmation your offer has been accepted.

Applications for premises must be made on the formal sealed offer and application to lease form, which can be accessed via the following link:

https://my.sandwell.gov.uk/service/application_to_lease

In order to fill in an application to lease form, you will be asked to create a My Sandwell Account. If you already have a My Sandwell account you will be asked to log in.

Once you have completed the form, you will receive an automated email confirming your application has been submitted, with a list of documents that will be required. Please note, offers will not be opened until after the closing date.

If an offer is accepted the property will be placed "Under Offer" and taken off the market. For the property to be formally "Under Offer", however, the offeror will be required to pay an online payment of £750 towards the council's initial fees; all other fees will be collected near formal completion of the lease.

The under offer fee is non-refundable and will only be returned if the lease does not proceed purely as a result of reasons beyond the control of the prospective lessee.

Please Note: Where Properties are marked "UNDER OFFER" this means the property is no longer available and will remain in the marketing particulars until formal completion of the lease.



In addition, prior to a lease being granted and as part of the due diligence process, the Council will require the following from the successful offeror:-

- Certified identification documents (i.e. driving licence and passport) from a Solicitor, from their firm's email address.
- Completion of the Council's Anti Money Laundering Declaration Form, together with the necessary supporting documentation (e.g. 12 months bank statements)
- Proof of home address (e.g. personal bank statement, utility bill)
- A satisfactory credit report from an accredited credit reference agency, which will need to include the scoring information.
- Company accounts for the last three years or from the time of trading, if the lease is to be granted to a registered company.

Any other documents that may be required as part of your application, will be set out in the Heads of Terms.

Submission of all necessary documents will be required by email, together with the under offer fee, within 4 weeks from the date of the Heads of Terms; you will be asked to provide confirmation in respect of the under offer fee.

Failure to adhere to the above timescales and failure to provide the documents in the required format will result in your offer being withdrawn, without any further notice.

Rent will be payable in advance via standing order. A rent deposit bond equal to three months of the agreed rent will also be required.

The Council will insure the building but will recover the insurance premium from the tenant by way of additional rent.

Lessees will be responsible for payment of the Council's legal costs in connection with preparation of the lease.

NB PLEASE NOTE THAT THE COUNCIL IS NOT OBLIGED TO ACCEPT THE HIGHEST OFFER OF RENT OR ANY OTHER OFFER IT RECEIVES IT DEEMS UNACCEPTABLE.

Storage compounds are available to let on a short term basis, with further information available on request. Any applications will be considered at the Council's discretion.

BUSINESS RATES

For information with regards to rates payable, please contact Business Rates on 0121 368 1155.

Alternatively, please follow the link below for other ways to contact them.

https://www.sandwell.gov.uk/info/200308/business_rates/2248/contact_us_about_business_rates



Sandwell
Metropolitan Borough Council

Sandwell Business Growth

Sandwell Council is motivated by the desire to achieve 'social' goals as part of its Social Value initiative to help improve its social, economic and environment wellbeing, such as changes in levels of employment, education, health and carbon-footprint. These additional benefits can almost take any form from the very tangible, such as jobs, training and apprenticeship opportunities, or sub-contracting opportunities for small businesses.

The Council's Sandwell Business Growth Team is open for business and eager to help companies by offering a range of support, such as:

Business support and advice – for every Sandwell business from start-ups to global companies (and companies looking to invest in our borough)

Location and relocation services – including free property searches and accompanied site visits

Development ready support – such as fast-track planning and other decisions on key local projects

Accessing finance – which means identifying sources of gap funding for business ventures (including any available grants, loan finance, equity partners and venture capital)

Technical expertise – giving you links to universities, industry networking, innovation hubs and forums, and the professional sector

Strategic partners – helping you identify and establish key contacts and networks to accelerate your business growth plans

Recruitment of suitable talent – our free recruitment and training services can help you attract the right staff.

Becoming a supplier to Sandwell Council – we can support you to register on the Sandwell INTEND procurement portal.

If you are a first-time employer, we can help ensure you have everything in place to make the process run smoothly. Sandwell Business Growth also offers a range of services from recruitment to apprenticeship support.

For more information on Business Growth Support please visit:
<https://sandwellbusinessgrowth.com/>

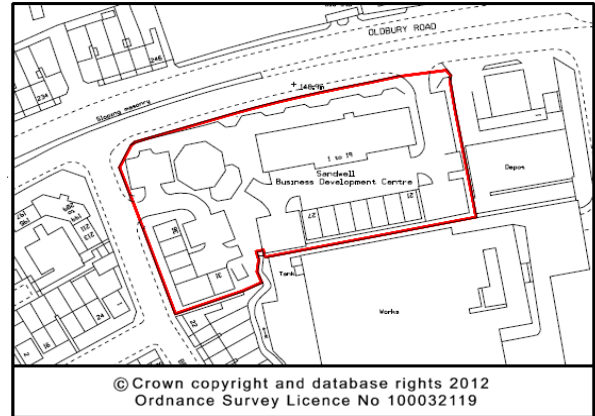
For more information about social value and community benefits for targeted recruitment and training you can contact the Community Benefits & Social Value Officer Karen Richards on karen_richards@sandwell.gov.uk

Misrepresentation Act 1967.

The particulars given below do not constitute any part of an offer or contract. They are intended only as a guide to prospective lessees to enable them to decide whether to make further enquiries with a view to taking up further negotiations, but they are otherwise not intended to be relied upon.

All reasonable care has been taken in the preparation of these particulars, but their accuracy is not guaranteed. Any prospective lessee should make further enquiries and searches as are normally made and these particulars are furnished on the express understanding that neither the Council nor its officers or agents are to become under any liability or claim in respect of their content.

Sandwell Business Development Centre , Oldbury Road, Smethwick B66 1NN



SEALED OFFERS IN EXCESS OF THE RENT PER ANNUM FIGURE SHOWN BELOW ARE INVITED FOR ALL OFFICES, BY NO LATER THAN NOON TUESDAY 31 DECEMBER 2024

Sandwell Business Development Centre

Sandwell Business Development Centre is a modern site, with a range of modern offices available for rent. The Centre is in a prime location near the centres of Oldbury and Smethwick. It is conveniently located near Junctions 1 and 2 of the M5 motorway and the mainline station at Smethwick Galton Bridge. The Centre is also a short distance from the centres of Birmingham and West Bromwich.

Facilities

30 modern offices ranging in size from 6.78 m² (73 sq/ft) to 29.40 m² (316 sq/ft). Free on-site parking for tenants and visitors.

Please Note: Where Properties are marked "UNDER OFFER" this means the property is no longer available and will remain in the marketing particulars until formal completion of the lease.

OFFICE NUMBER	AREA	RENT (PER ANNUM)	RATEABLE VALUE	RATES PAYABLE	ENERGY RATING
Office 7	14m ² (154 sq'ft)	£1,970*	£1,850	£923	(D)
Office 206	29m ² (313 sq'ft)	£3,900*	£3,500	£1,747	(C)

* rental is inclusive of a service charge. However, Electricity usage for individual offices is charged separately and invoiced on a quarterly basis.

**ENERGY
PERFORMANCE
CERTIFICATES**

Energy performance certificate (EPC)

Block 1 Sandwell Business Development Centre Oldbury Road SMETHWICK B66 1NN	Energy rating D
Valid until 5 June 2028	Certificate number 0030-0838-5299-1375-2002

Property type B1 Offices and Workshop businesses

Total floor area 780 square metres

Energy performance certificate (EPC)

Block 2 Sandwell Business Development Centre Oldbury Road SMETHWICK B66 1NN	Energy rating C
Valid until 5 June 2028	Certificate number 0020-0138-7329-1775-3002

Property type B1 Offices and Workshop businesses

Total floor area 410 square metres