

# COPPICE

## BUSINESS CENTRE



# Offices To Let

Coppice Business Centre is a privately owned enterprise situated on the Coppice Side Industrial Estate, Brownhills ideally located close to the A5 and M6 Toll road.

The Centre is protected by the latest CCTV surveillance, intruder alarm and access control systems and consists of a communal ground floor entrance / reception area with adjoining Ladies and Gents toilets. A small communal kitchen area is also located on the ground floor.

All offices are networked to a telecoms server and broadband connectivity is available in the Centre.

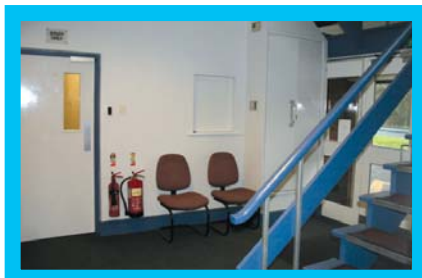
A large secure car park is located at the front of the building protected by a gated access from Coppice Side.

On the ground floor we currently have available Suite 4 and 4a consisting of 2 adjoining offices and on the first floor Suite 5 is available consisting of a self contained Office / WC / Kitchen.

Suite 4 is 215 sq.ft and Suite 4a is 170 sq.ft. and can be let as one adjoining Suite or separately. Suite 5 is 385 sq.ft inclusive of office, kitchen and WC. The office area is 200 sq.ft.

All offices are available on 12 month Licence Agreements inclusive of Rent, Rates, Heat and Light. All telecoms costs are the responsibility of the Tenant.

***Suite 4a is available on a reduced rental agreement subject to the incoming tenant personally greeting occasional visitors to the Centre. A personnel hatch connects Suite 4a to the front reception area.***



Lichfield House, Coppice Side Industrial Estate  
Brownhills, West Midlands WS8 7TE

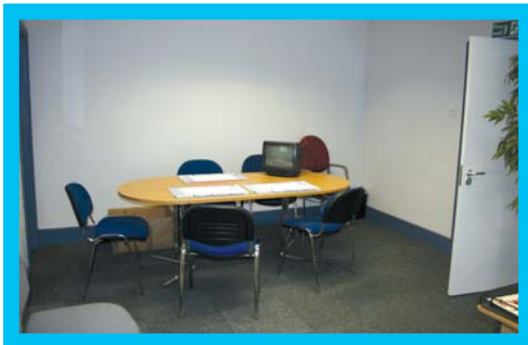
# SUITE 4 and 4a

385sq.ft in total - can be split 215sq.ft. and 170sq.ft. respectively.



# SUITE 5 - Self Contained

385sq.ft including Kitchen and WC. (Office area 200sq.ft)



To the rear of the site, off Engine Lane, are warehouse facilities providing secure storage for pallets, Archive Documents and Self Storage units - operated by sister company Extrastorage Ltd.

**FOR FURTHER DETAILS PLEASE CALL 01543 36 22 20  
and ask for Trevor Paul or Stephanie Powell**