

Under Offer

Office



# The Old Telephone Exchange

Gipsy Lane, Balsall Common, CV7 7FW

**BROMWICH**  
**HARDY**  
024 7630 8900  
www.bromwichhardy.com

1,336 Sq Ft  
£22,000 Per Annum

## Key Features

- Mix of open plan and meeting rooms
- 17 parking spaces
- Gated site
- LED lighting
- Close to the centre of Balsall Common



The Old Telephone Exchange, Gypsy Lane, Balsall Common, CV7 7FW





## Location

The building is located on Gipsy Lane, to the south of Balsall Common's village centre. Balsall Common itself is situated off the A452 between Coventry and Solihull, with good access to the A45 and M42. The Old Telephone Exchange is a 4 minute drive or 20 minute walk to Berkswell train station.

## Description

The Old Telephone Exchange comprises a single storey, brick built office building providing a mix of open plan and meeting room accommodation. The space benefits from a reception area kitchen and WCs. The offices have LED lighting, wall sockets and gas central heating.

Externally, there is a large hardstanding carpark with 17 spaces as well as a landscaped area.

## Accommodation

Area	Sq Ft	Sq M
Reception	144	13.38
Office 1	98	9.1
Boardroom	135	12.54
Office 3	117	10.87
Office 4	84	7.8
Office 5	84	7.8
Office 6	92	8.55
Office 7	89	8.27
Main Office	405	37.62
Kitchen	88	8.18
<b>Total</b>	<b>1,336</b>	<b>124.11</b>



## Tenure

Available by way of a new FRI lease on terms to be agreed.

## EPC

The building currently has an EPC rating of D. The landlord is currently considering upgrade works to improve this to a C rating.

**The Old Telephone Exchange, Gipsy Lane, Balsall Common, CV7 7FW**

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of combined  
experience, trust  
Bromwich Hardy to  
safeguard your  
commercial property.



### Service Charge

Mains water, gas, electricity and telecoms are connected. Applicants are advised to rely on their own surveys to ensure services are in working order.

### Legal Costs

Each party is to bear their own legal and surveyors costs incurred in this transaction.

### Viewing

Strictly by appointment with the agent Bromwich Hardy.



#### Mark Booth

Contact us with any queries about the property or to book a viewing

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#### Charles Smith

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