

17 Lichfield Street, Walsall, West Midlands, WS1 1TU



TO LET

Refurbished Town Centre Office Suites with Car Parking

Net Internal Area: from 190 ft² (17.65m²) approx.

Location

Lichfield Street is located in the heart of Walsall Town Centre with local amenities in close proximity.

Access to the national motorway network is obtained from both junction 7 and 10 of the M6 approximately 3.5 miles and 2.5 miles respectively via the Walsall ring road.

Walsall is well located with easy access to Birmingham City Centre and Wolverhampton.

Direct trains to Birmingham New Street run from Walsall Train Station which is within walking distance of the property.

Description

Seventeen Lichfield Street is a prominent 5 storey office building which has undergone a full refurbishment of the common areas and exterior in recent years.

The suite is situated to the fourth floor providing refurbished open plan office accommodation finished to a high specification including suspended ceilings with LED lighting.

The property benefits from refurbished toilets, redecorated common parts, passenger lift, good parking allocated with gated on-site car park and secure access system with CCTV.

Rental / Terms

The suites are available to let on a new lease, with length to be agreed.

Floor	Size (ft2)	Rent + Service Charge (PA)
Third Floor	190	£6,600
Third Floor	1,000	£17,000
Second Floor	2,000	£34,000

VAT

All prices quoted are exclusive of VAT, which we understand may be payable.

Service Charge

A service charge will be payable towards the cost of communal and external maintenance, car park and gas central heating and water - further details are available upon request.

Energy Performance Certificate

A full copy of the Energy Performance Certificate available upon request.

Services

We understand that the property benefits from mains electric and water.

The agent has not tested the suitability of the connections and recommends that all interested parties carry out their own investigations.

Money Laundering

In accordance with Anti Money Laundering Regulations, two forms of ID and confirmation of the source of funding will be required from the successful applicant.

Legal Costs

Each party is responsible for their own legal and surveyor's fees incurred during the transaction.

Viewing

Strictly via the agent Siddall Jones on 0121 638 0500

