

FOR SALE



Brand New Industrial Unit & Office Suite

44 Littleton Street West, Walsall, WS2 8EZ

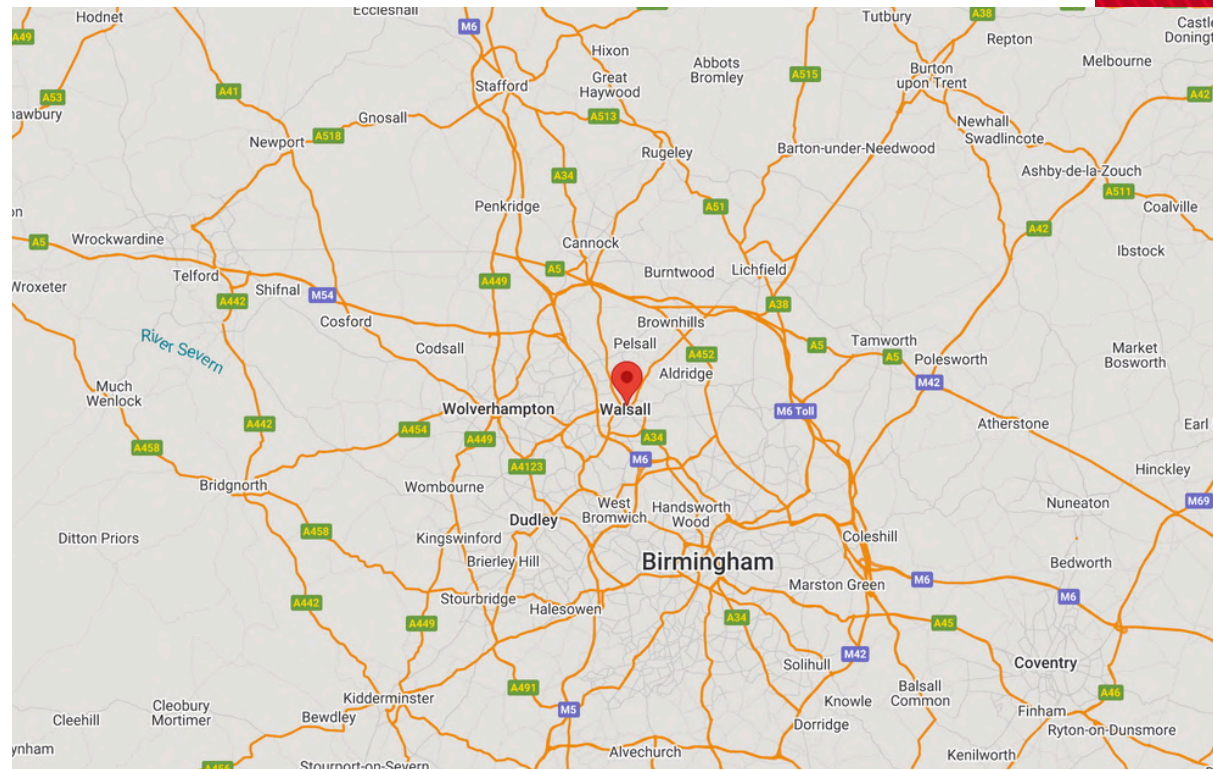
GUIDE PRICE

£395,000

KEY FEATURES

- **Prime Corner Location:** High visibility, just off Littleton Street West, with easy M6 access.
- **Excellent Transport Links:** 12 miles from Birmingham, direct trains to Wolverhampton and Birmingham.
- **Convenient Amenities:** Close to supermarkets, cafés, restaurants, and hotels.
- **Modern Space:** 2,610 sq. ft., front-loading door, 3 parking spaces, kitchenette, and toilets and seperate office space.
- **Secure & Professional:** Private gated access and landscaped surroundings.

GUIDE PRICE - £395,000



LOCATION

This property occupies a prime corner position just off Littleton Street West, offering excellent visibility and accessibility. Walsall Town Centre is situated around 12 miles north-west of Birmingham, with strong transport links, including direct train services to Wolverhampton and Birmingham. The nearby M6 motorway, accessible via Junctions 9 and 10, provides convenient connections to the national road network.

The surrounding area offers a range of amenities ideal for employees, including supermarkets, cafés, restaurants, and hotels. Nearby options such as Tesco Extra, McDonald's, Greggs, and Travelodge provide convenient food, retail, and accommodation choices for staff and visitors.

DESCRIPTION

This brand-new industrial unit offers front-loading door and three dedicated car parking spaces. The unit has been fully refurbished, including a newly installed kitchenette and modern toilet facilities. With a 6-meter high ceilings.

The office space is over two levels, featuring hardwood floors, exposed brick, and wooden beams., with self-contained W/C, and private front and rear access.

Externally, the property is secured with private gated access and well-maintained landscaping. The unit's high-quality finishes both inside and out make it an ideal, secure location for businesses.



RATEABLE VALUE

To be assessed

Interested parties are advised to make their own enquiries with the relevant charging authority to confirm rates payable and whether any transitional relief applies.

EPC

On request

LEGAL COSTS

Both parties to bear the cost of their own legal and surveyor's fees incurred during the transaction.

VAT

We are advised that VAT is not applicable.

TENURE

Freehold - £395,000

ANTI MONEY LAUNDERING

In accordance with anti-money laundering regulations, two forms of identity and confirmation of the source of funding will be required from the successful purchaser.



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