



TO LET

Town Centre Office With Parking

17 Lichfield Street, Walsall, WS1 1TJ



HIGHLIGHTS

Situated in town centre location with easy access to local amenities.

Allocated onsite car parking.

First floor offices - 1,926 sq. ft. (178.99 sq m)

Passenger lift and secure access system CCTV

Flexible lease terms.

LOCATION

The property occupies a prominent position along Lichfield Street in Walsall Town Centre. The town is located 10 miles north-west of Birmingham and 7 miles east of Wolverhampton.

Walsall benefits from excellent communications. The town is very well placed in relation to the motorway network, located at the junction of the M5 & M6.

Walsall Railway Station is situated on Station Street in the town centre, approximately 0.2 miles from the subject property. The station provides a regular service to Birmingham New Street (4 trains per hour), with an average journey time of 23 minutes, with onward connections to London Euston.

DESCRIPTION

Setback beyond forecourt car parking, the property comprises a substantial five storey purpose built office block extending to 9,359 square feet. The property benefits from refurbished toilets, redecorated common parts, passenger lift, gated allocated on site car parking to the rear and secure access system with CCTV.

ACCOMMODATION

First Floor - 1,926 sq. ft. (178.99 sq m)

SERVICE CHARGE

There is a running service charge applicable, payable proportionally by the tenants. Full service charge information is available on request to the sole agents.

RATEABLE VALUE

Current rateable value (1 April 2023 to present):
£13,500

VAT

We are advised that VAT is applicable to the rent and service charge.

LEASE TERMS

Flexible lease terms for a period to be agreed at an annual rent of £24,000 plus VAT, payable quarterly in advance.

LEGAL COSTS

Each party is to be responsible for their own legal costs that may be incurred in this transaction.

ANTI-MONEY LAUNDERING

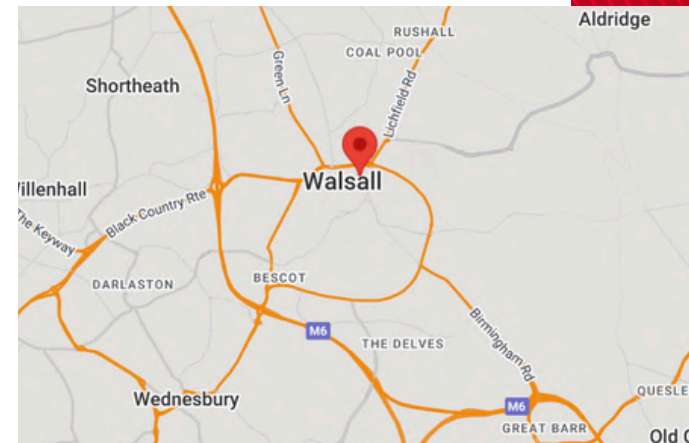
In accordance with anti-money laundering regulations, two forms of identity and confirmation of the source of funding will be required from the successful purchaser.

VIEWINGS

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