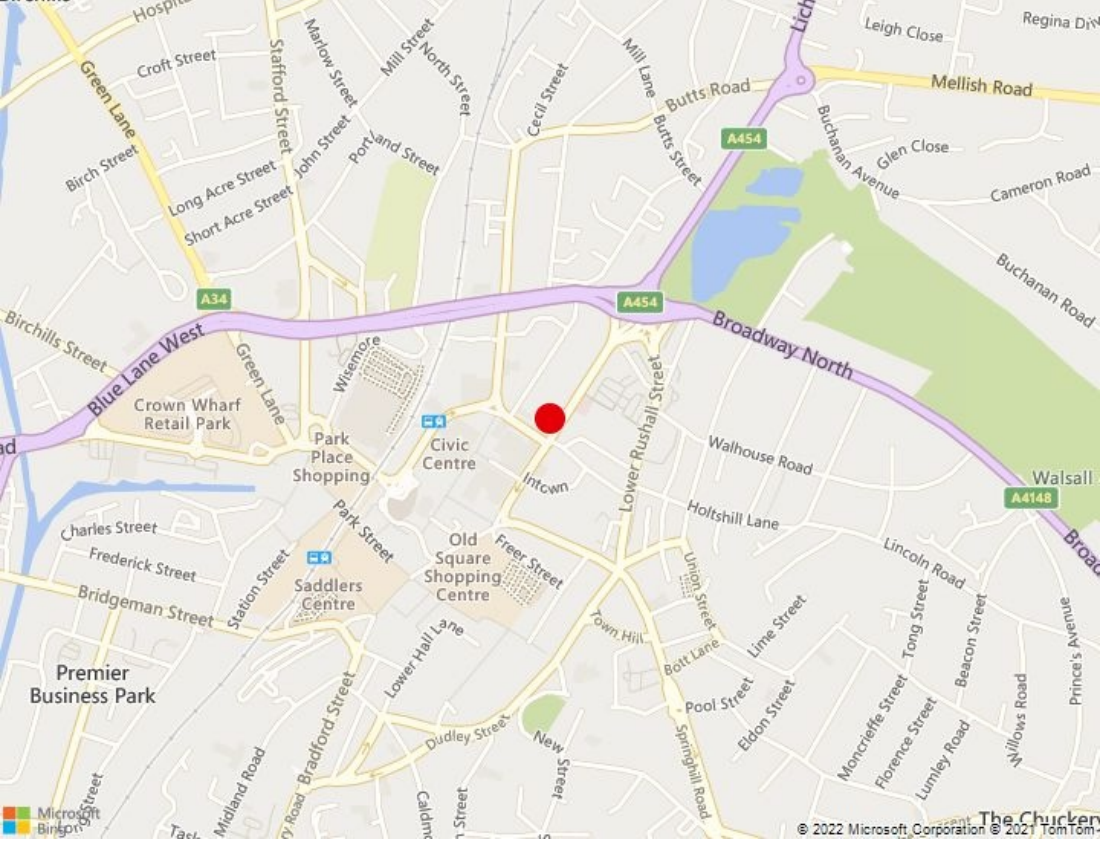
BURLEY BROWNE
CHARTERED SURVEYORS

0121 321 3441
www.burleybrowne.co.uk

REFURBISHED TOWN CENTRE OFFICE SUITES WITH PARKING TO LET

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

1,000 - 3,006 SqFt (92.9 - 279.26 SqM) | £12,000 - £32,000 per annum exclusive



KEY FEATURES

- Located within the heart of Walsall Town Centre
- Excellent access to the A454, A5 and Junctions 7, 9 and 10 of the M6
- Refurbished open plan offices
- 24/7 access, LED lighting, Suspended ceiling, carpeting and CCTV
- Parking is allocated within a gated on-site car park.
- Virtual Tour - click here

LOCATION

Seventeen 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 suites are situated on the first and third floors 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, 24/7 access, good parking allocated with gated on-site car park and secure access system with CCTV.

Area	SqFt	SqM
First - UNDER OFFER	2,006	186.36
Third	1,000	92.9
Total Floor Area	3,006	279.26

LEASE

The property is to be to let on a new lease, the length of which is to be agreed on negotiation.

ASKING RENT

£12,000 - £32,000 per annum exclusive

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.

EPC

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

BUSINESS RATES

Interested parties are advised to make their own enquiries with the Local Authority (Walsall) for verification purposes.

FLOOR PLANS

Floor plans are available upon request.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in the transaction providing a minimum lease term of 3 years is taken.

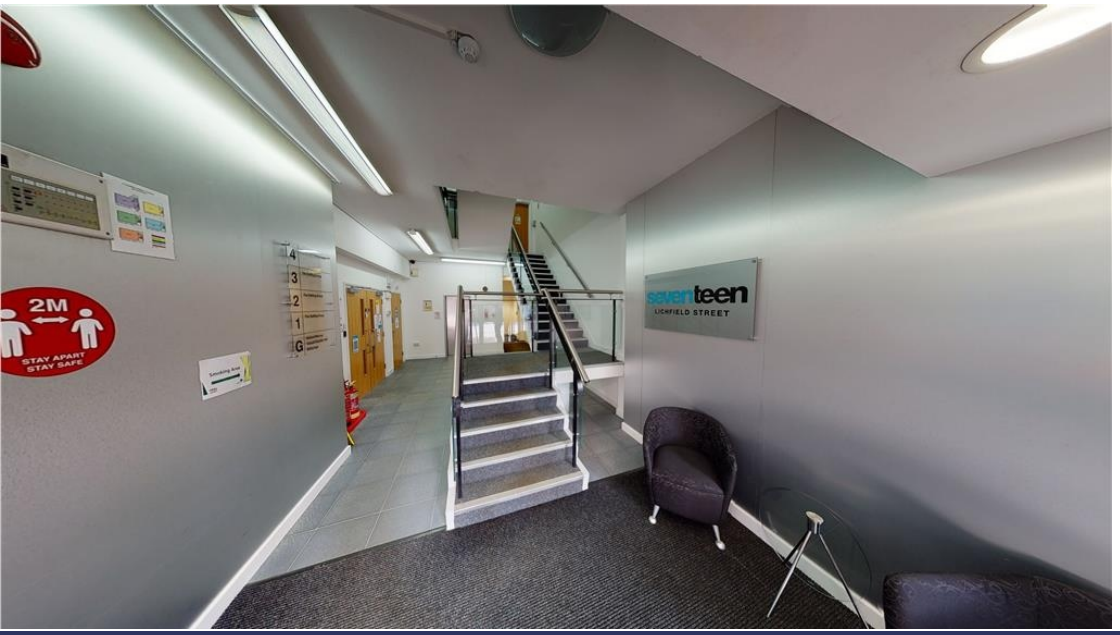
VAT

All figures quoted are exclusive of VAT which will be payable

VIEWING

Strictly by prior appointment, please contact:

Steven Hannaford MRICS
DDI: 0121 362 1534
Mob: 07738 713829
E: steven.hannaford@burleybrowne.co.uk



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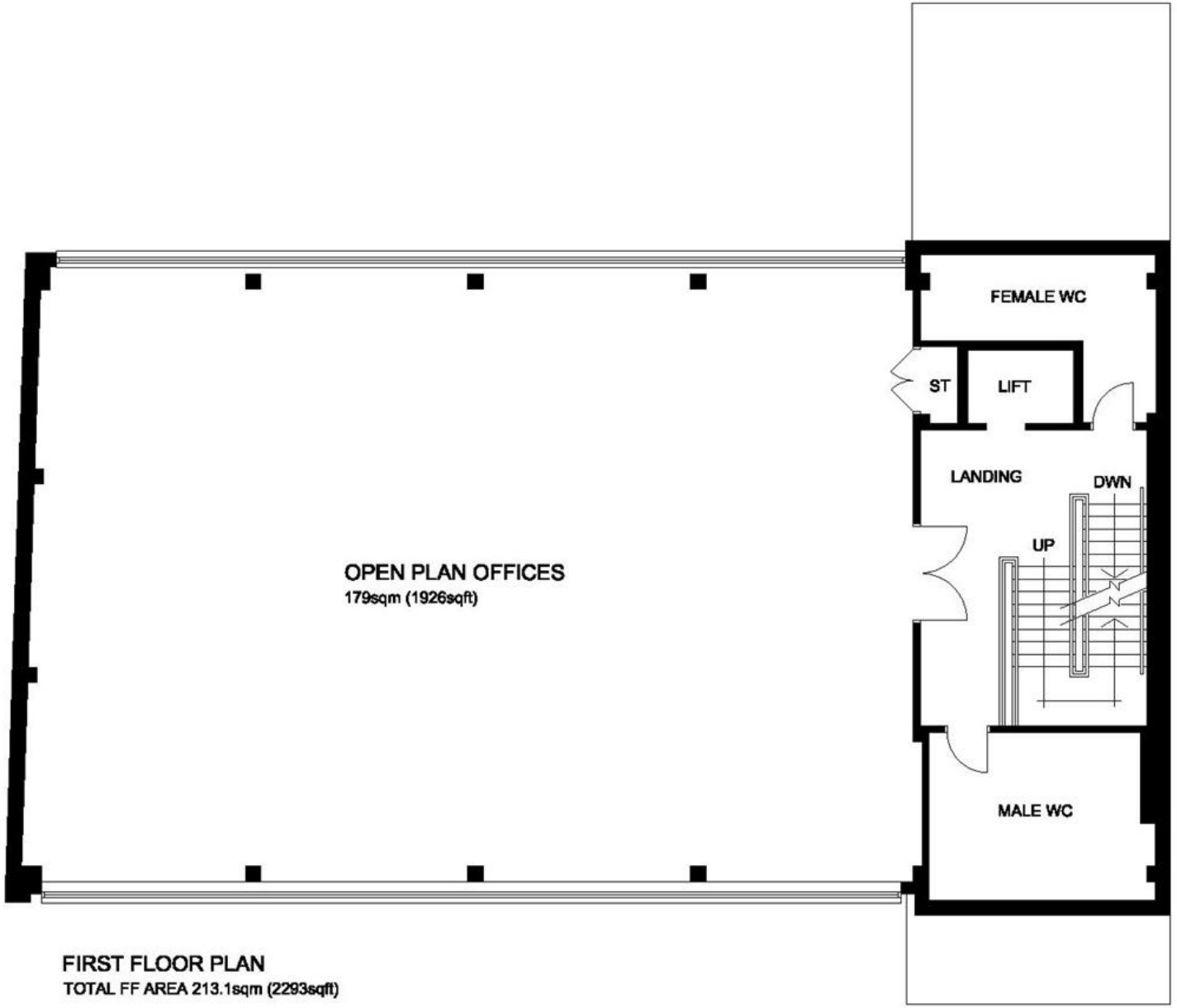
Misrepresentation Act 1967. Unfair Contract Terms 1977. Consumer Protection Regulations under Unfair Trading Regulations 2008. The Business Protection Regulations from Misleading Marketing Regulations 2008.



FIRST FLOOR PLAN
TOTAL FF AREA 213.1sqm (2293sqft)

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