



GROUND FLOOR OFFICE SUITE TO LET

Ground Floor, Celtic House, 135-140 Hatherton Street, Walsall, WS1 1YB



2,039 SqFt (189.42 SqM) | £28,500 per annum exclusive

Key Features

- Excellently located within walking distance of all local amenities
- Meeting room/ office
- Open plan accommodation
- Ground Floor
- Separate private kitchen



LOCATION

The property occupies a ground floor position on Hatherton Road close to its junction with Lichfield Street and the A4148 Linton Street West/ Broadway North, which forms part of the Walsall ring road. Walsall is well located with easy access to Birmingham City Centre and Wolverhampton via the M6,A38 and A454. Walsall Bus Station is located within a 5 minute walk and Walsall Railway Station within a 9 minute walk.

DESCRIPTION

The accommodation is provided at ground floor level within the detached Celtic House building. The accommodation benefits from a ground floor shared reception facility, shared toilets and separate kitchen. The majority of the space is within an open plan setting however there is also a good sized glass meeting room/private office located to the front of the accommodation. There is no car parking available with this accommodation.

Area	SqFt	SqM
Ground Floor Suite	2,039	189.42
Total Floor Area	2,039	189.42

TERMS

The premises are to be offered by way of a new internal repairing and insuring lease for a term of five years or multiples thereof.

ASKING RENT

£28,500 per annum exclusive

BUSINESS RATES

To be reassessed.

We advise any interested parties to contact the local authority (Walsall) for any enquiries and verification purposes.

EPC

Energy Performance Certificate - C-52.

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 will be responsible for their own legal costs incurred in this transaction.

VAT

All figures quoted are exclusive of VAT which we understand will be payable.

VIEWING

Strictly by prior appointment, please contact:

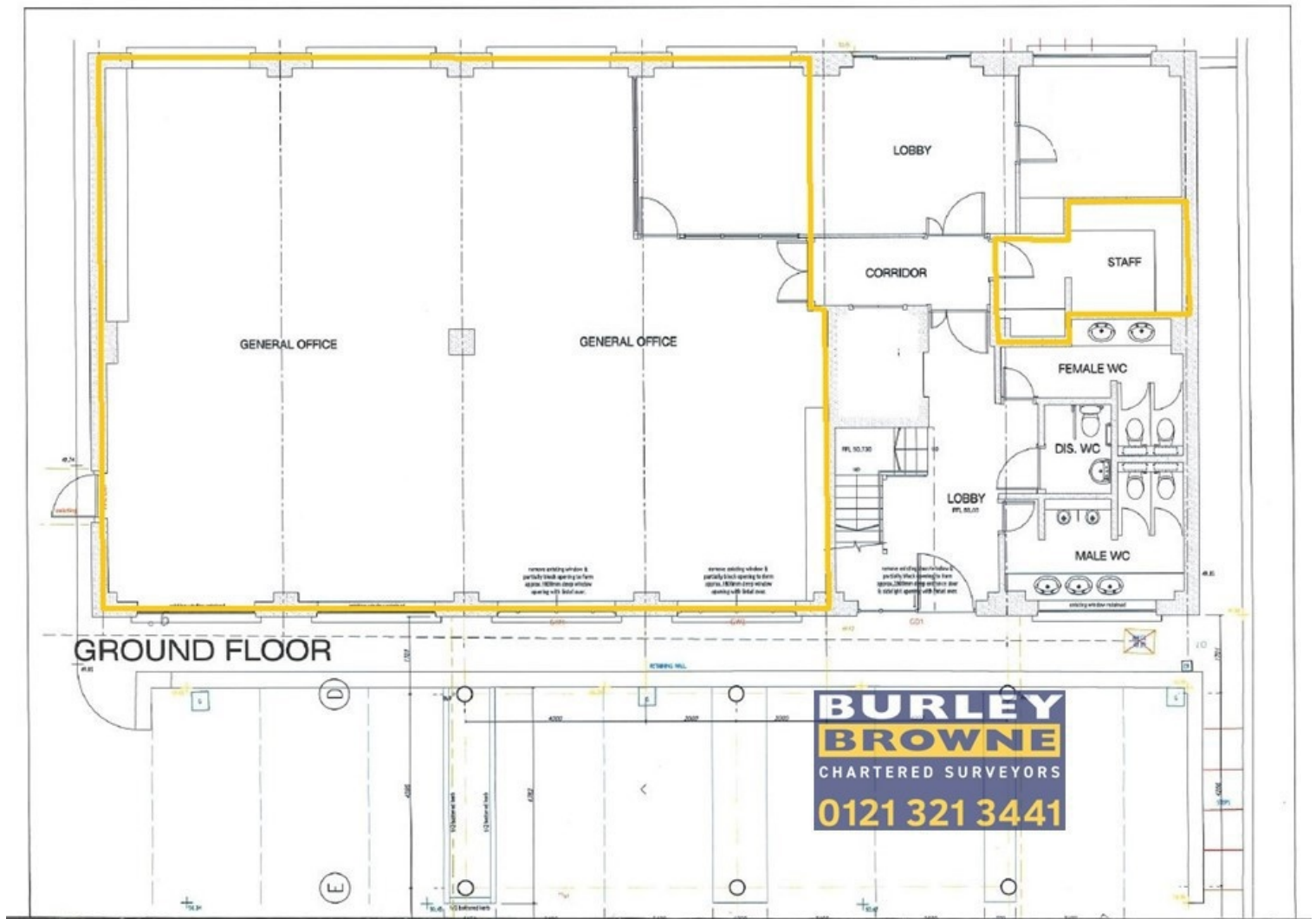


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