

**First Floor Offices at Barhale House, Bescot Crescent, Walsall, WS1 4NN**



**TO LET**

**Self-Contained First Floor Offices with Parking**

**Net Internal Area: 2,055 - 5,767 ft<sup>2</sup> (190.92 - 535.77 m<sup>2</sup>)**

### Location

The property is situated on Bescot Crescent, which is located approximately 1.5 miles from Walsall town centre.

It is 0.25 miles from Junction 9 of the M6 motorway, providing excellent transport links to Birmingham and the Black Country.

Bescot train station is within walking distance and provides direct access to Birmingham New Street and Wolverhampton.

The immediate vicinity provides access to numerous retail and food outlets including McDonalds, Costa Coffee and Morrisons supermarket.

### Description

The offices are located on the first floor, accessed via an internal stairwell leading from a manned reception area.

The office spaces are predominantly open plan with some cellular meeting rooms also provided. The suites benefit from carpet covered flooring, gas-fired heating, LED lighting and emulsion coated walls.

Further benefits include excellent natural daylight, communal break out, WC and kitchen facilities.

Generous secure parking is provided on site.

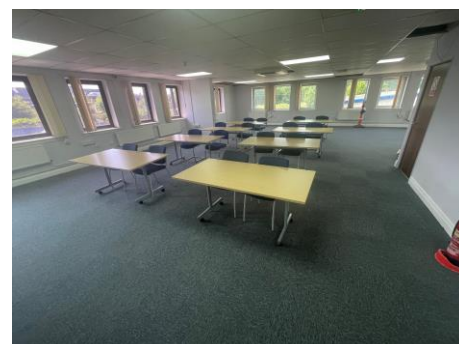
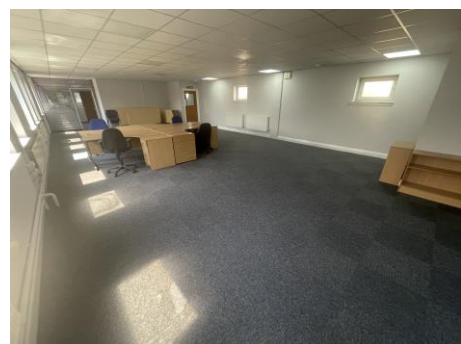
### Accommodation

Suite 1	2,055 ft <sup>2</sup>	190.92 M <sup>2</sup>
Suite 2	2,911 ft <sup>2</sup>	270.44 M <sup>2</sup>
Whole First Floor	5,767 ft <sup>2</sup>	535.77 M <sup>2</sup>

### Terms

The suites are available on new leases, with length to be agreed, at the enclosed quoting rental figures:

Suite 1	£18,500 PA
Suite 2	£26,500 PA
Whole First Floor	£52,500 PA



All prices quoted are exclusive of VAT, rates and service charge.

### VAT

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

### Services

The property has the benefit of all mains services connected on, or adjacent, to the subject premises.

The agent has not tested the suitability of the connections and recommends that all interested parties make their own enquiries.

### Legal Costs

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

### Service Charge

A fixed service charge is levied in respect of the cost of heating, insurance contribution, communal maintenance, and site security. Broadband provision can also be provided via separate negotiation.

The tenant responsible for the cost of their own electricity usage.

### Energy Performance

Available upon request.

### Rateable Value

The suites are yet to be assessed individually for rating purposes.

### Viewing

Strictly via the sole agent Siddall Jones on 0121 638 0500.