www.siddalljones.com



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



# TO LET

Refurbished Town Centre Office Suite with Car Parking Net Internal Area: 2,000 ft<sup>2</sup> (185.80 m<sup>2</sup>) approx.

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#### Location

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 suite is situated to the fourth floor 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, good parking allocated with gated on-site car park and secure access system with CCTV.

Accommodation

Total (NIA) 2,000 ft2 (185.80 m2) approximately

# Rental / Terms

The property is available to let on a new lease, with length to be agreed, at a rental of  $\pounds 24,000$  per annum exclusive.

# VAT

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

#### 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.

# Energy Performance Certificate

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

#### **Services**

We understand that the property benefits from mains electric and water.

The agent has not tested the suitability of the connections and recommends that all interested parties carry out their own investigations.

# 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 is responsible for their own legal and surveyor's fees incurred during the transaction.

#### Viewing

Strictly via the agent Siddall Jones on 0121 638 0500







Siddall Jones | The Mint | 95 Icknield Street | Birmingham | B18 6RU

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.