



FOR SALE/ TO LET OFFICE PREMISES

**LOWER HALL LANE
WALSALL
WS1 1RL**



24,700 sq.ft (2,269 sq.m)
Approx. Net Internal Area

*** Approx 50 car parking spaces**





Location:

The property is located in Walsall Town Centre on Lower Hall Lane.

The property is within Walsall's ring road which provides efficient access to numerous major towns and cities throughout the West Midlands.

Walsall train station is located approximately 0.5 miles north west and Walsall bus station is approximately 0.5 miles distant.

National Motorway access is provided via Junction 9 of the M6, approximately 1.5 miles south west via the A4148 and also Junction 10 of the M6 approximately 2 miles west via the A454.

Description:

The property comprises of a semi-detached office building in the heart of Walsall benefitting from a generous secure car park to the rear.

The property consists of two three storey buildings connected via a single storey link section.

Pedestrian access to the building is provided directly from Lower Hall Road and from Little Newport Street.

The office accommodation benefits from the following specification:

- Lift access to all floors
- Predominantly open plan environment
- WC's on GF/FF landings
- Kitchen Facilities
- Suspended ceilings
- Gas Central heating
- Air conditioning
- Approx. 50 car spaces on secure car park

Tenure:

The offices are available to lease for a term of years to be agreed.

Alternatively, the ground leasehold interest is available to purchase. There is approximately 37 years unexpired at a ground rent of £14,600 per annum, exclusive. The next rent review date is 2028.

Accommodation:

	Sq.ft.	Sq.m.
Total Approx NIA	24,700	2,269

Quoting Rent:

£6 per sqft per annum, exclusive

Guide Price:

Offers are invited.

EPC:

EPC Rating – E (105)

Business Rates:

Rateable Value 2017 - £105,000

Money Laundering:

The money laundering regulations require identification checks are undertaken for all parties purchasing/leasing property. Before a business relationship can be formed we will request proof of identification for the purchasing/ leasing entity.

Legal Costs:

Each party to be responsible for their own legal costs incurred in any transaction.

VAT:

All figures quoted are exclusive of VAT.



Viewing:

Strictly via sole agents:

Harris Lamb
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Edgbaston
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B16 8SP Tel:

0121 455 9455

Contact: Thomas Morley
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Email: thomas.morley@harrislamb.com

Ref: G6599
Date: May 2024

Subject To Contract





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Harris Lamb Limited Conditions under which Particulars are issued

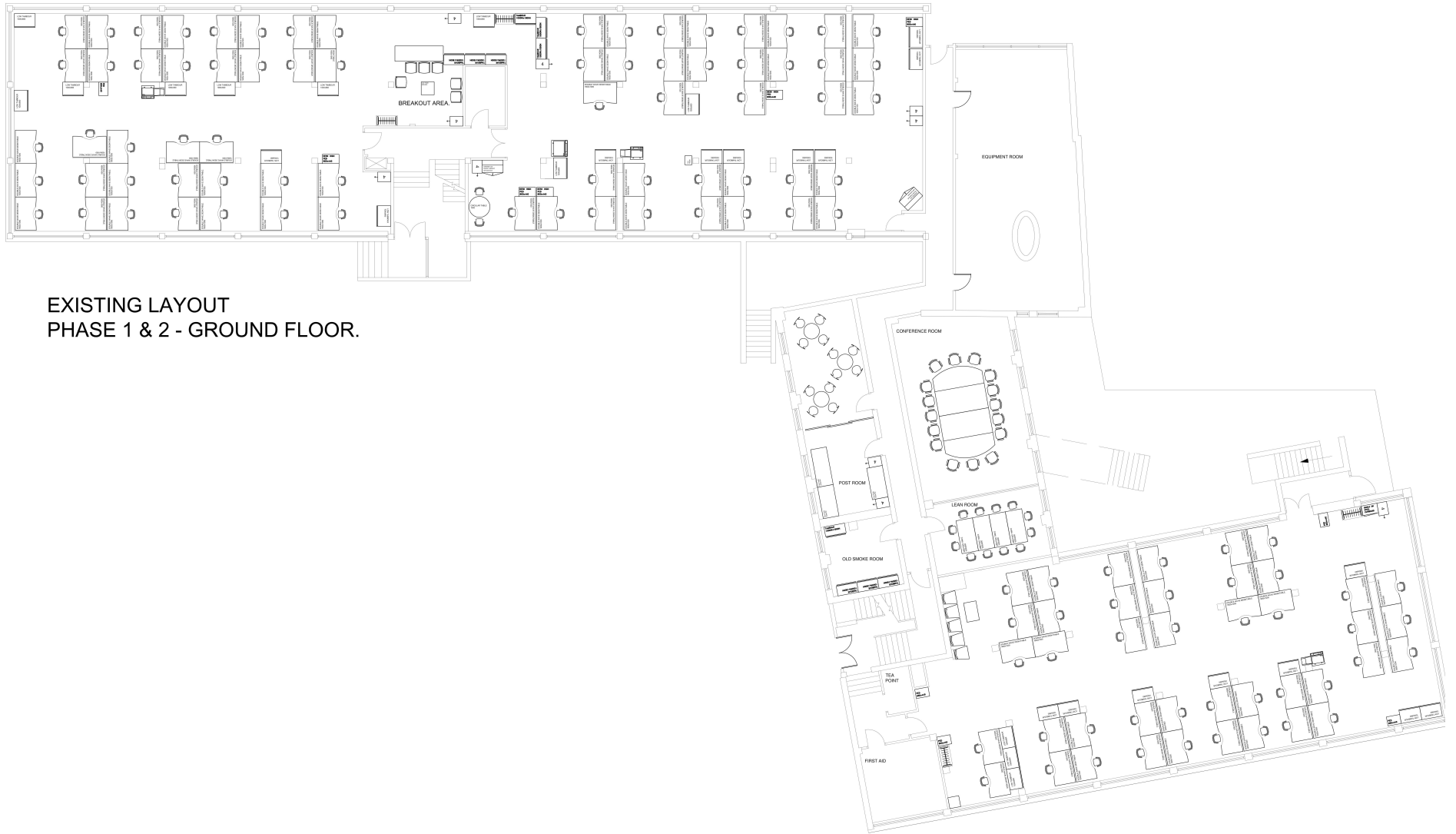
Messrs. Harris Lamb Limited for themselves, for any joint agents and for the vendors or lessors of this property whose agents they are given notice that:

(i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of, an offer or contract.

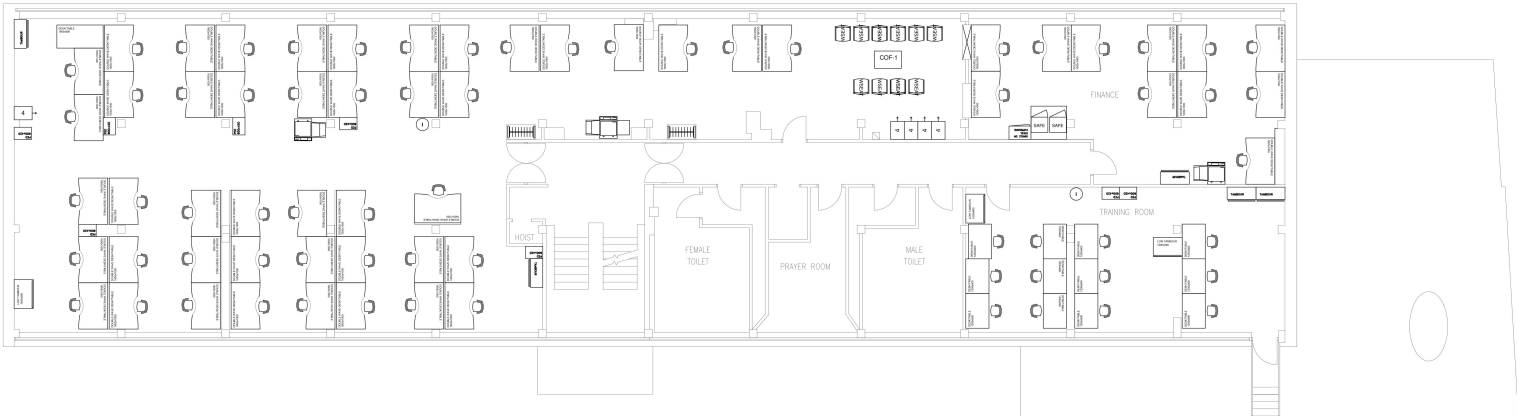
(ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them.

(iii) no person in the employment of Messrs. Harris Lamb or any joint agents has any authority to make or give any representation or warranty whatever in relation to this property.

(iv) all rentals and prices are quoted exclusive of VAT. (v) Harris Lamb is the trading name of Harris Lamb Limited.

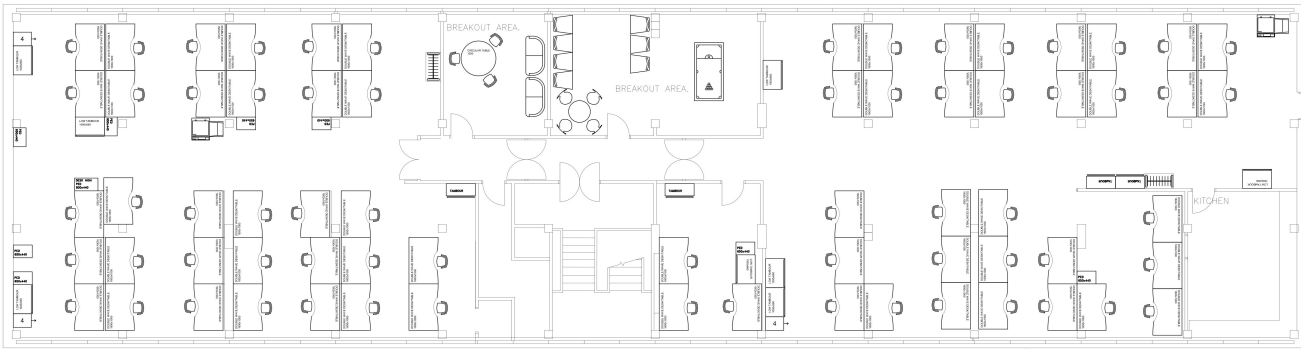


EXISTING LAYOUT
PHASE 1 & 2 - GROUND FLOOR.



EXISTING LAYOUT
PHASE 1 & 2 - FIRST FLOOR.

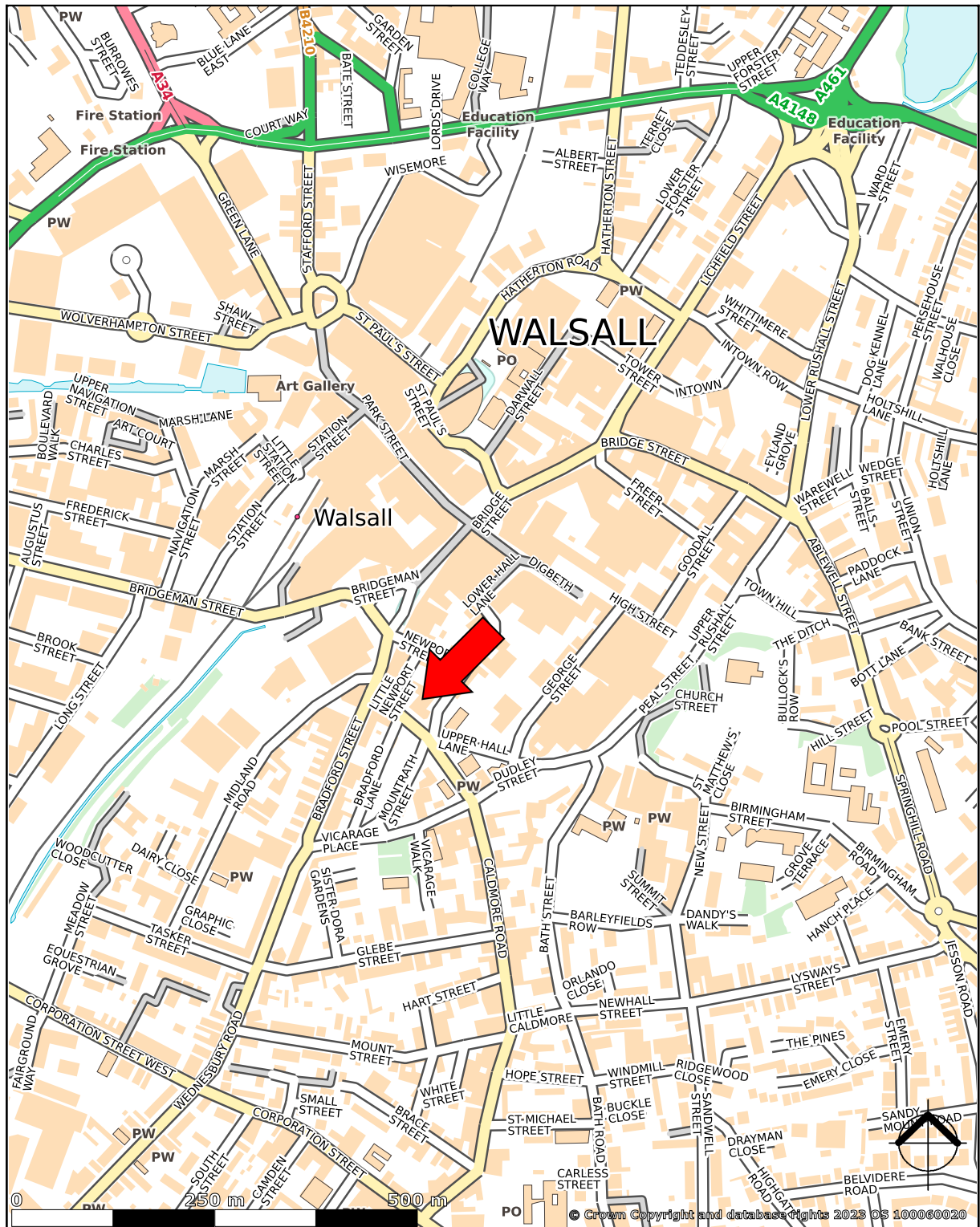




EXISTING LAYOUT
PHASE 1 & 2 - SECOND FLOOR.



Lower Hall Lane, Walsall, WS1 1RL



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Plotted Scale - 1:7,500

This map is published for convenience of identification only and although believed to be correct, is not guaranteed and it does not form any part of any contract