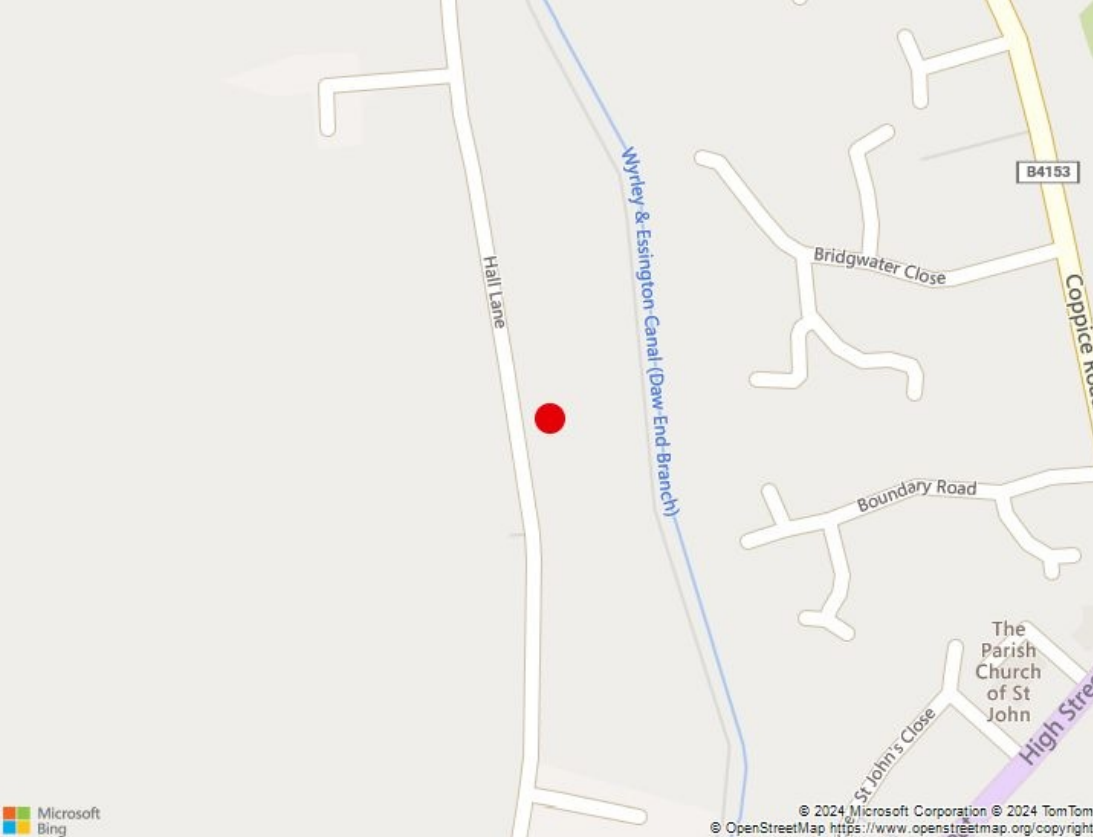


# SELF CONTAINED OFFICE BUILDING AND YARD TO LET (MAY SELL)

40 Hall Lane, Walsall Wood, Walsall, WS9 9AP

2,302 SqFt (213.86 SqM) | £350,000 offers in excess of / £26,500 per annum exclusive





## KEY FEATURES

- Self contained office building
- New lease
- Secure yard with gated entrance and fenced/walled perimeter
- Parking available
- Situated in popular commercial location
- To Let / May Sell

## LOCATION

The property is situated on the southern side of Hall Lane in the area of Walsall Wood. Hall Lane has access with Walsall Road (A461) which in turn provides a main arterial route to the south west with Walsall Town Centre and alternatively north with Lichfield City Centre. Walsall Wood is situated to the north east of Walsall Town Centre neighbouring the areas of Brownhills and Aldridge and is conveniently situated within an easy driving distance of the M6 Toll Road to the north and A5 trunk road.

## DESCRIPTION

The property comprises a self-contained detached office building incorporating two storey accommodation and the benefit of a secure yard and car park. The property is of brick construction and is made up of cellular office accommodation with a kitchen to the ground floor and WCs on both ground and first floor.

Area	SqFt	SqM
Cellar	546	50.72
Ground Floor	923	85.75
First Floor	833	77.39
<b>Total Floor Area</b>	<b>2,302</b>	<b>213.86</b>



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## TERMS

The property is available by way of a new full repairing and insuring lease for 5 years or multiples thereof. Any incentives are subject to negotiation.

The property is available Freehold with Vacant Possession.

## ASKING PRICE / RENT

£350,000 offers in excess of / £26,500 per annum exclusive

## EPC

EPC Rating - C

Energy Performance Certificate is available upon request.

## BUSINESS RATES

To be reassessed.

## MONEY LAUNDERING

In accordance with anti money laundering regulations, two forms of ID will be required from the successful applicant.

## LEGAL COSTS

Each party is to bear their own legal costs in relation to this matter.

## VAT

All figures are quoted exclusive of VAT, which we are advised will be payable in this instance - solicitors to confirm.

## VIEWING

Strictly by prior appointment, please contact:



Eleanor Robinson

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Mob: 07738 713829

E: [eleanor.robinson@burleybrowne.co.uk](mailto:eleanor.robinson@burleybrowne.co.uk)



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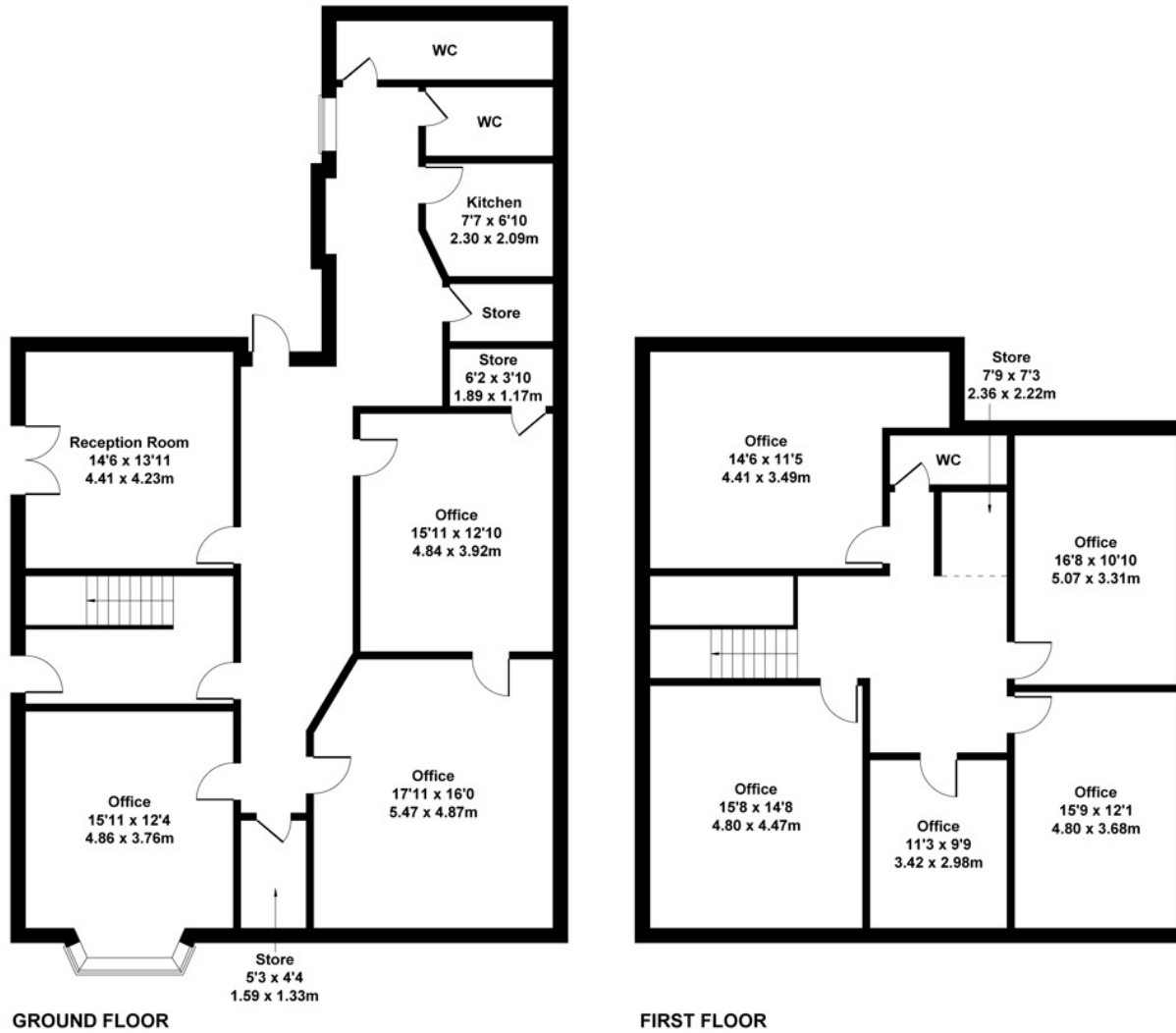


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Misrepresentation Act 1967. Unfair Contract Terms 1977. Consumer Protection Regulations under Unfair Trading Regulations 2008. The Business Protection Regulations from Misleading Marketing Regulations 2008.

# 40 Hall Lane

Approximate Gross Internal Area  
2949 sq ft - 274 sq m



Not to Scale. Produced by The Plan Portal 2024  
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