

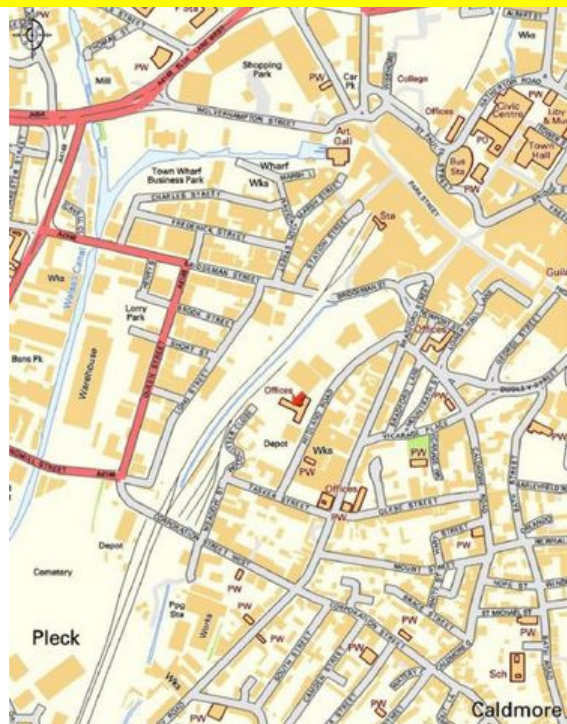
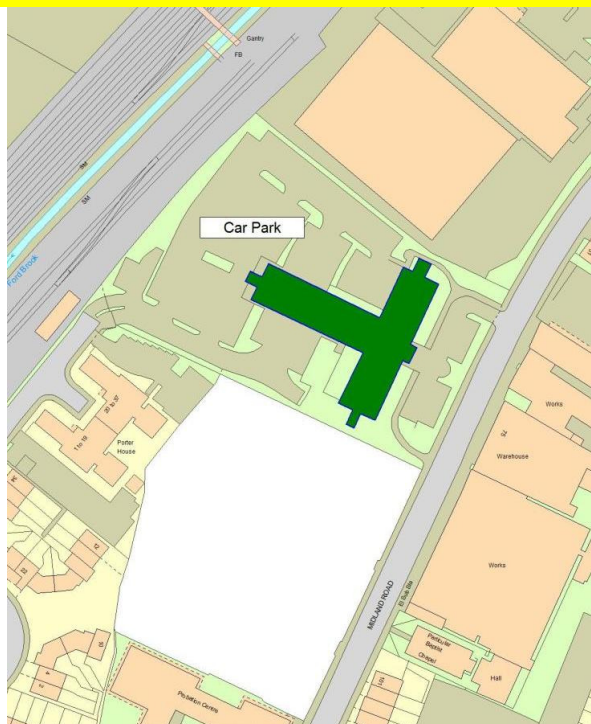
## OFFICES To Let



**Size – circa 21,082 sq ft (1,958.52 sq m)**

### Key Features

- On-site parking
- Open plan office accommodation
- Close proximity to Walsall town centre



## Description

The property comprises of an office building of modern construction with brick elevations underneath a pitch tiled roof. The subject accommodation is on the first and second floor, each comprising 2 main wings. The accommodation can be taken as a whole, or as individual wings. The accommodation is mainly open plan with carpeted floors, plastered painted walls, suspended ceilings, recessed category II lighting and wall mounted radiators. There is some partitioning in part and a small kitchen

## Schedule of Accommodation

	Sq ft	Sq m
Wing 1-1 <sup>st</sup> Floor	6,324	587.50
Wing 2-1 <sup>st</sup> Floor	4,005	372.10
Core – First Floor	212	19.66
Wing 1-2 <sup>nd</sup> floor	6,324	587.50
Wing 2-2 <sup>nd</sup> floor	4,005	372.10
Core – 2 <sup>nd</sup> Floor	212	19.66
<b>Total NIA (circa)</b>	<b>21,082</b>	<b>1,958.52</b>

## Specification

- Modern construction
- Open plan second floor accommodation
- Close to Walsall town centre
- On-site parking
- Good transport links



## Services

Vail Williams LLP has not checked and does not accept responsibility for any of the services within this property and recommends that any in-going tenant or occupier satisfies themselves in this regard.

## Tenure

To let

## Rent

Upon application

## Service Charge

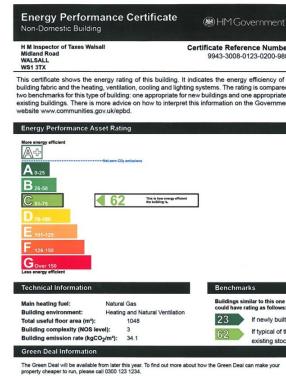
A service charge will be levied to cover the communal costs and services. Contact the agents for full details.

## Business Rates

The tenant will be responsible for the payment of Business Rates. All interested parties are advised to check the Rateable Value with the Local Authority

## Legal Costs

Each party to bear their own legal costs.



## Viewing

Strictly by appointment through the joint agents.

## Contact

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## Subject to Contract

August 2012

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