

# BURLEY BROWNE

[www.burleybrowne.co.uk](http://www.burleybrowne.co.uk)

## OFFICE PREMISES

### TO LET

**GLEBE HOUSE  
CORNER OF GLEBE STREET & WEDNESBURY ROAD  
WALSALL  
WS1 3RU**



**Total Floor Area 2,273.43m<sup>2</sup>/ 24,471 sq ft**

**Prominent corner location on the outskirts of Walsall town centre**

**Nearby driving distance of the M6 Motorway Junctions 9 & 10**

**Individual floor lettings will be considered**

**0121 321 3441**

## **LOCATION**

The property is prominently situated on the corner of Glebe Street and Wednesbury Road on the outskirts of Walsall town centre. Walsall is located approximately 10 miles north of Birmingham City Centre and 8 miles east of Wolverhampton.

The property is within nearby driving distance of both Junctions 9 and 10 of the M6 Motorway. This in turn provides links with the remainder of the Midlands region and UK's motorway networks.

Wednesbury Road provides one of the main routes into Walsall town centre and also provides direct access with Junction 9 of the M6 Motorway approximately half a mile to the south.

Walsall railway station is centrally located within the town centre and provides regular services to Birmingham New Street.

## **DESCRIPTION**

The property comprises a four storey office building offering largely open plan accommodation. The building is accessed from a main reception off Glebe Street which leads onto two lifts to all floors.

Internally the offices benefit from gas fired central heating, male and female WCs on each floor, carpeted floors, suspended ceilings incorporating strip lighting and perimeter trunking.

Externally there is a secure car park accessed from Glebe Street providing 52 car parking spaces.

## **FLOOR AREAS**

Ground Floor – 534.19m<sup>2</sup> / 5,750 sq ft  
First Floor – 543.58m<sup>2</sup> / 5,851 sq ft  
Second Floor – 589.47m<sup>2</sup> / 6,345 sq ft  
Third Floor - 589.47m<sup>2</sup> / 6,345 sq ft

**Total floor area 2,273.43m<sup>2</sup>/24,471 sq ft**

**Floor areas noted above are approximate and have been provided to us.**

**A single floor letting will be considered. Further details on application.**

## **LEASE**

The property is available on a new Internal Repairing and Insuring lease for a minimum term of 5 years. Shorter lease terms may be available on negotiation.

## **RENT**

The property is available at a rent of £6 per sq ft exclusive of Service Charge, Building Insurance, Business Rates and Utilities.

## **SERVICE CHARGE**

A Service Charge is payable towards the cost of electricity, heating, cleaning of the common areas, maintenance of the building and external areas and building insurance.

## **BUSINESS RATES**

Rateable Value £129,000 (Valuation Scheme Reference 430969) obtained from the Valuation Office Rating List.

Rates Payable 2018/2019 £63,597 prior to any transitional arrangements.

Interested parties are advised to make their own enquiries with the Local Authority (Walsall) for verification purposes.

## **ENERGY PERFORMANCE CERTIFICATE**

Assessment awaited where appropriate.

## **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 to be responsible for their own legal costs incurred in the transaction.

## **VAT**

All figures quoted are exclusive of VAT, which we understand will be payable in this instance.

## **VIEWING**

***Strictly by prior appointment through the sole agent, please contact***

***Burley Browne on 0121 321 3441.***



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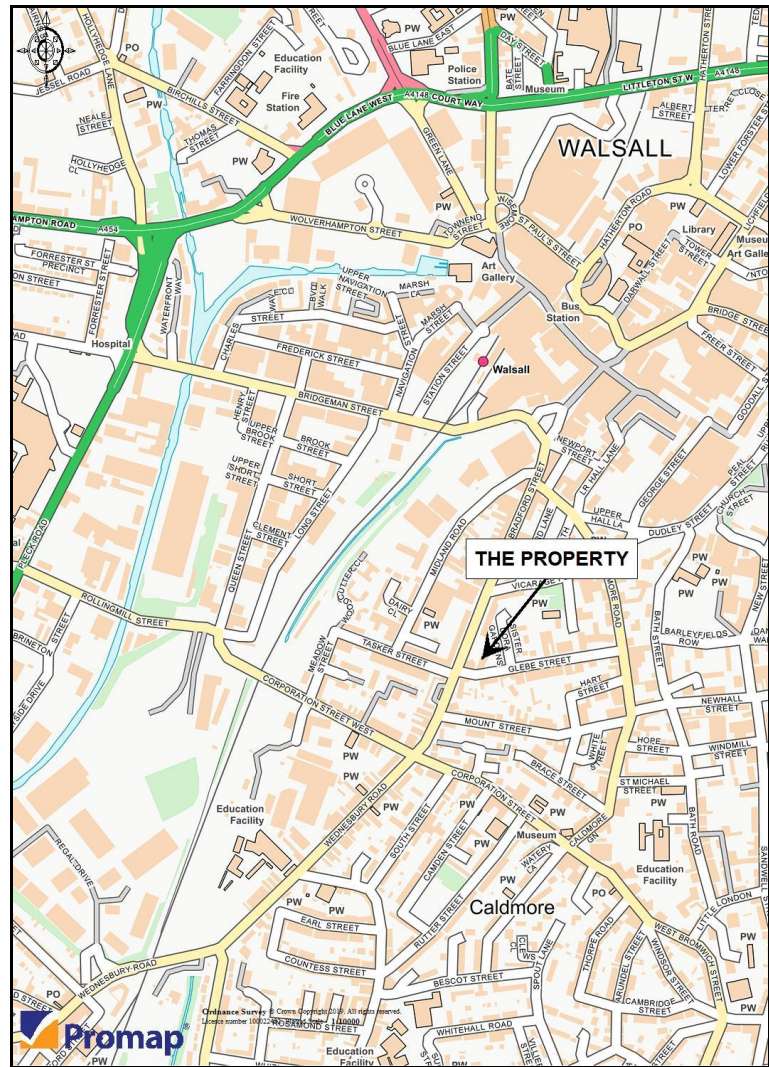
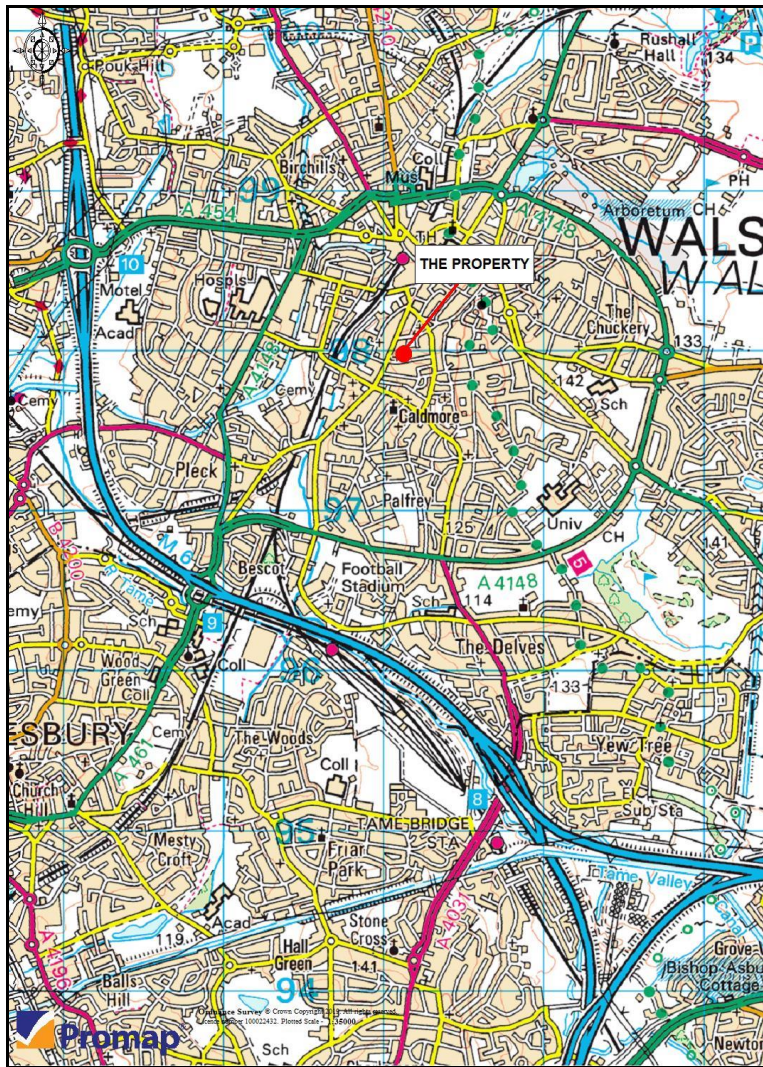
**TERMS STATED ARE SUBJECT TO CONTRACT, AND ATTENTION IS DRAWN TO THE CONDITIONS PRINTED ON THE LAST PAGE.**

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**040219**

You should be aware that the Code of Practice on Commercial Leases in England and Wales strongly recommends you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement. The Code is available through professional institutions and trade associations or through the website [www.commercialleasecode.co.uk](http://www.commercialleasecode.co.uk)





**EPC**

## **CONDITIONS UNDER WHICH THESE PARTICULARS ARE ISSUED**

**Burley Browne Ltd** for themselves and for the vendors or lessors of this property, whose agents they are, give notice that these particulars are for guidance only and do not constitute any part of an offer or contract.

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

No person in the employment of Burley Browne has any authority to make or give any representation or warranty whatsoever in relation to this property.

### **Fixtures, Fittings and Services**

Reference to any gas, electrical or other fixtures, fittings, appliances or services have not been tested and no warranty is given or implied as to their availability, adequacy, condition or effectiveness.

### **VAT**

Unless otherwise stated all prices and rentals quoted are exclusive of any Value Added Tax to which they may be subject.

### **Tenure**

Burley Browne have not had the opportunity to inspect any title documentation and intending purchasers or tenants should verify information through their legal advisor.

### **Rates / Water Rates**

Verbal enquiries only have been made and interested parties are advised to verify figures direct with the appropriate authority.

### **Environmental / Asbestos**

No environmental audit or investigation has been carried out on the property and no Environmental Report has been inspected. We have not carried out an inspection for asbestos and no Asbestos Register has been viewed. Potential purchasers/tenants should satisfy themselves on the above matters through enquiries of their Surveyor/Solicitor.

**Burley Browne Chartered Surveyors is the trading name of Burley Browne Ltd  
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Registered Office: 1A Mitre Court, 38 Lichfield Road, Sutton Coldfield, B74 2LZ**