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## TO LET

SECOND FLOOR OFFICE ACCOMMODATION

**PATTISON HOUSE  
MIDLAND ROAD  
WALSALL  
WS1 3TX**

4,005 - 10,540 sq ft (372 - 979 sq m)

On site parking.

Open plan office accommodation.

Close proximity to Walsall town centre.

[bulleys.co.uk/pattisonhouse](http://bulleys.co.uk/pattisonhouse)



INDUSTRIAL AND COMMERCIAL PROPERTY SPECIALISTS

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## LOCATION

Pattison House is located on the south eastern side of Midland Road within 150 metres off its junction with Bradford Street. It is approximately 0.25 miles to Walsall town centre where there are transportation links at the bus and Walsall train station.

Walsall town centre is approximately 2 miles from Junction 10 of the M6 motorway leading to the national motorway network.

## DESCRIPTION

Pattison House an office building of modern construction with brick elevations underneath a pitch tiled roof. The subject accommodation is on the second floor and comprises of two main wings. These can be taken as a whole or as an individual wing. The accommodation is mainly open plan with carpeted floors, plastered painted walls, suspended ceilings and recessed category II lighting and wall mounted radiators. There is some partitioning in part and there is a small kitchenette provided to one of the suites.

## ACCOMMODATION

Net internal areas approximately:-

	<b>sq ft</b>	<b>sq m</b>
Wing 1	6,324	587
Wing 2	4,005	372
<b>Total Inc Lobby</b>	<b>10,540</b>	<b>979</b>

## OUTSIDE

To the front of the premises visitor parking spaces are provided. To the rear of the premises there is a large on site car park providing parking for the whole of the building.

## TENURE

The suite is available by way of sub-lease up to 23rd March 2017.

## RENTAL

Upon application.

## SERVICE CHARGE

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

## PLANNING

Interested parties are advised to make their own enquiries with Walsall Council on 01922 652452.

## RATES

We are verbally advised by Walsall Council that the assessment is as follows:

Rateable Value: £76,000.00

Rates Payable: £34,808.00 (April 2012/13)

Subject to Transitional Relief/Surcharges where applicable. Interested parties should enquire to the local Authority to confirm their specific liability on 0845 111 2853.

## VAT

All figures quoted do not include VAT which may be payable at the current prevailing rate.

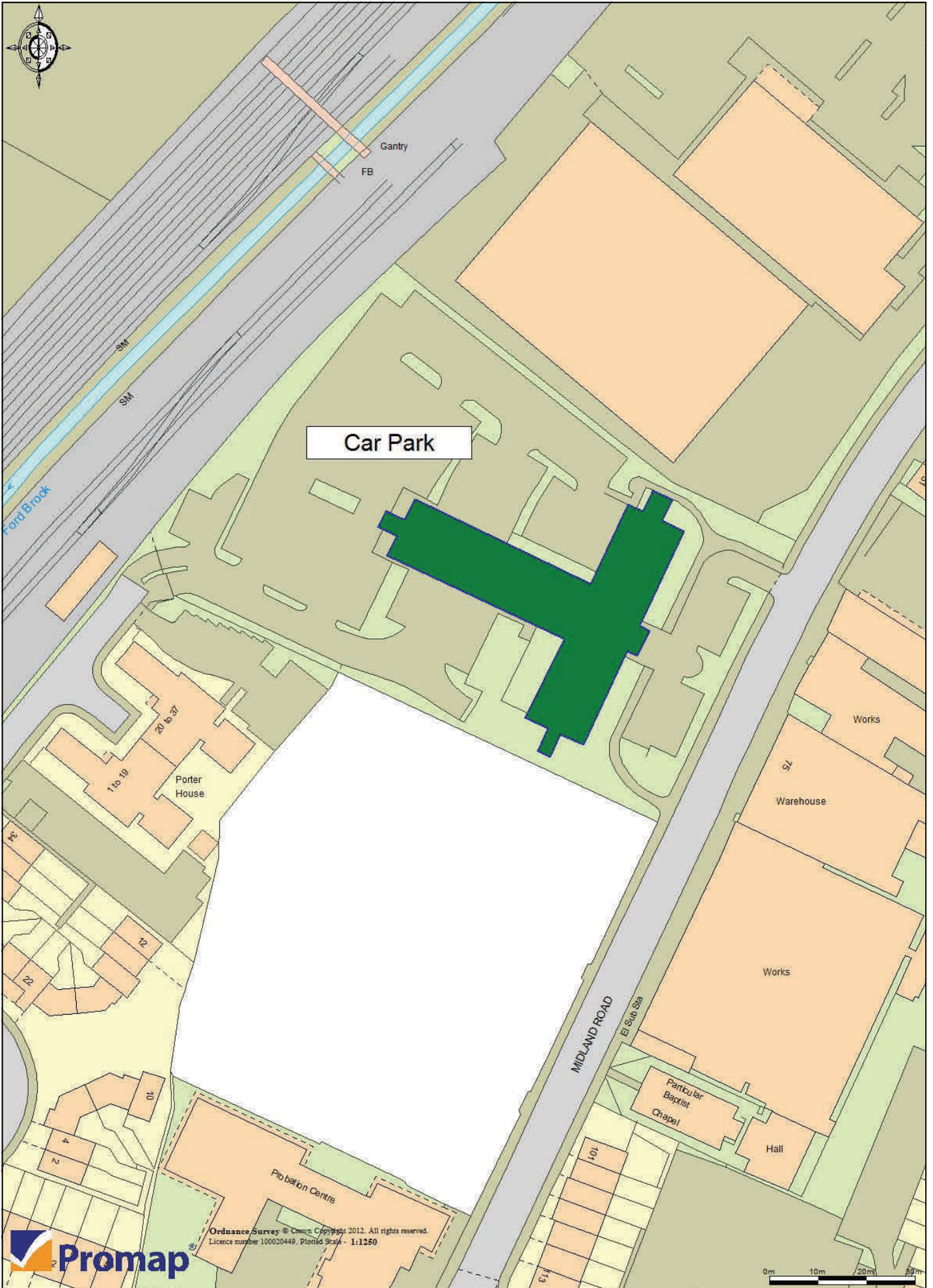
## WEBSITE

Aerial photography and further information is available at [bulleys.co.uk/pattisonhouse](http://bulleys.co.uk/pattisonhouse)

## VIEWING

**Strictly** by the prior appointment with Bulleys at their Wolverhampton Office on 01902 713333 or via joint agents Vail Williams.

Details amended 10/12



Site Plan- For Identification only- Not to scale. Accuracy cannot be guaranteed



**IMPORTANT NOTICE**

Bulleys for themselves and for the vendors or lessors of this property whose agents they are give 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 part of an offer or contract.
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