

TO LET

TSR

TOWLER SHAW ROBERTS

TWO STOREY OFFICES WITH CAR PARKING



**16-18 Albion Street
Willenhall
West Midlands
WV13 1NJ**

- Refurbished two-storey offices approximately 535 sqft (49.7 sqm)
- Allocated car parking spaces at rear of property via security gates
- Situated within walking distance of Willenhall Town Centre
- Rent: £7,250 per annum exclusive

Call **01902 421216**

www.tsrsurveyors.co.uk

Location

The property is located on Albion Street, in a mixed commercial/residential suburb, approximately ½ mile from Willenhall Town Centre.

Wolverhampton City Centre is around 3 miles to the East, with Walsall approximately 3 miles to the West. Junction 10 of the M6 is approximately 1.5 miles to the East via the main A454.

Description

The recently refurbished property comprises a self-contained office building being of brick construction, with the accommodation arranged over two floors.

The property benefits from gas central heating throughout (not tested) and benefits from WC's and kitchen on the ground floor.

Allocated car parking spaces at rear of property via security gates, with further parking available on the adjacent roads.

Accommodation

	Sqft	Sqm
Ground Floor - Office 1/Reception	202	18.8
First Floor – Office 2	129	12.0
First Floor – Office 3	204	19.0

Total: 535 49.7

Services (Not Checked or Tested)

We are advised that the mains water, electricity, gas and drainage are connected or available. However, interested parties are advised to check the position with their advisors/contractors.

Tenure

The property is available on a new full repairing and insuring lease on terms to be agreed.

Rent

£7,250 per annum exclusive, payable quarterly in advance on the standard quarter days.

Business Rates

At the date of printing, the property was assessed on the Valuation Officer's website for the 2017 Rating List as follows:

Description – Offices and premises

Rateable Value – £3,780

Interested parties must satisfy themselves with the up-to-date rating assessment via the Valuation Office and in respect of actual Rates Liabilities and potential Reliefs available, with the Local Authority.



For Reference purpose only Scale: Not to Scale
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Energy Performance Rating – D88

Planning

Interested parties are advised to make their own enquiries with the local planning authority in respect of their own proposed use of the property.

Local Authority

The property is located within Walsall Council.

Legal Costs

The incoming tenant will be responsible for payment of the Landlord's legal costs.

VAT

All costs/prices are exclusive of, but subject to, VAT if applicable.

Viewing

Strictly by appointment with Towler Shaw Roberts, Wolverhampton Office on 01902 421216. Or email wolverhampton@tsrsurveyors.co.uk.

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4 Tettenhall Road, Wolverhampton, West Midlands, WV1 4SA
Tel: 01902 421216 Fax: 01902 426234

Also at

TSR House

Brassey Road, Old Potts Way, Shrewsbury, Shropshire SY3 7FA
Tel: 01743 243900 Fax: 01743 243999

Also at

Unit 8, Hollinswood Court

Stafford Court, Telford, Shropshire TF3 3DE
Tel: 01952 210222 Fax: 01952 210219

Consumer Protection from Unfair Trading Regulations 2008

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