harrislamb
PROPERTY CONSULTANCY

TO LET
OFFICE PREMISES

LOWER HALL LANE
WALSALL
WS1 1RL

24,700 sq.ft (2,269 sq.m)
Approx. Net Internal Area

*** Approx 50 car parking spaces**

Location:

The property is located in Walsall Town Centre on Lower Hall Lane.

The property is within Walsall's ring road which provides efficient access to numerous major towns and cities throughout the West Midlands.

Walsall train station is located approximately 0.5 miles north west and Walsall bus station is approximately 0.5 miles distant.

National Motorway access is provided via Junction 9 of the M6, approximately 1.5 miles south west via the A4148 and also Junction 10 of the M6 approximately 2 miles west via the A454.

Description:

The property comprises of a semi-detached office building in the heart of Walsall benefitting from generous secure car park to the rear.

The property consists of two three storey buildings connected via a single storey link section.

Pedestrian access to the building is provided directly from Lower Hall Road and from Little Newport Street.

The office accommodation benefits from the following specification:

- Lift access to all floors
- Predominantly open plan environment
- WC's on GF/FF landings
- Kitchen Facilities
- Suspended ceilings
- Gas Central heating
- Air conditioning
- Approx. 50 car spaces on secure car park

Tenure:

The offices are available to lease for a term of years to be agreed.

Accommodation:

	Sq.ft.	Sq.m.
Total Approx NIA	24,700	2,269

Quoting Rent:

£6 per sqft per annum, exclusive

EPC:

EPC Rating – E (105)

Business Rates:

Rateable Value 2017 - £105,000

Money Laundering:

The money laundering regulations require identification checks are undertaken for all parties purchasing/leasing property. Before a business relationship can be formed we will request proof of identification for the purchasing/ leasing entity.

Legal Costs:

Each party to be responsible for their own legal costs incurred in any transaction.

VAT:

All figures quoted are exclusive of VAT.

Viewing:

Strictly via sole agents:

Harris Lamb
75-76 Francis Road
Edgbaston
Birmingham
B16 8SP Tel:

0121 455 9455

Contact: Thomas Morley
Mobile: 07921 974 139
Email: thomas.morley@harrislamb.com

Ref: G6599
Date: February 2023

Subject To Contract

harrislamb
PROPERTY CONSULTANCY

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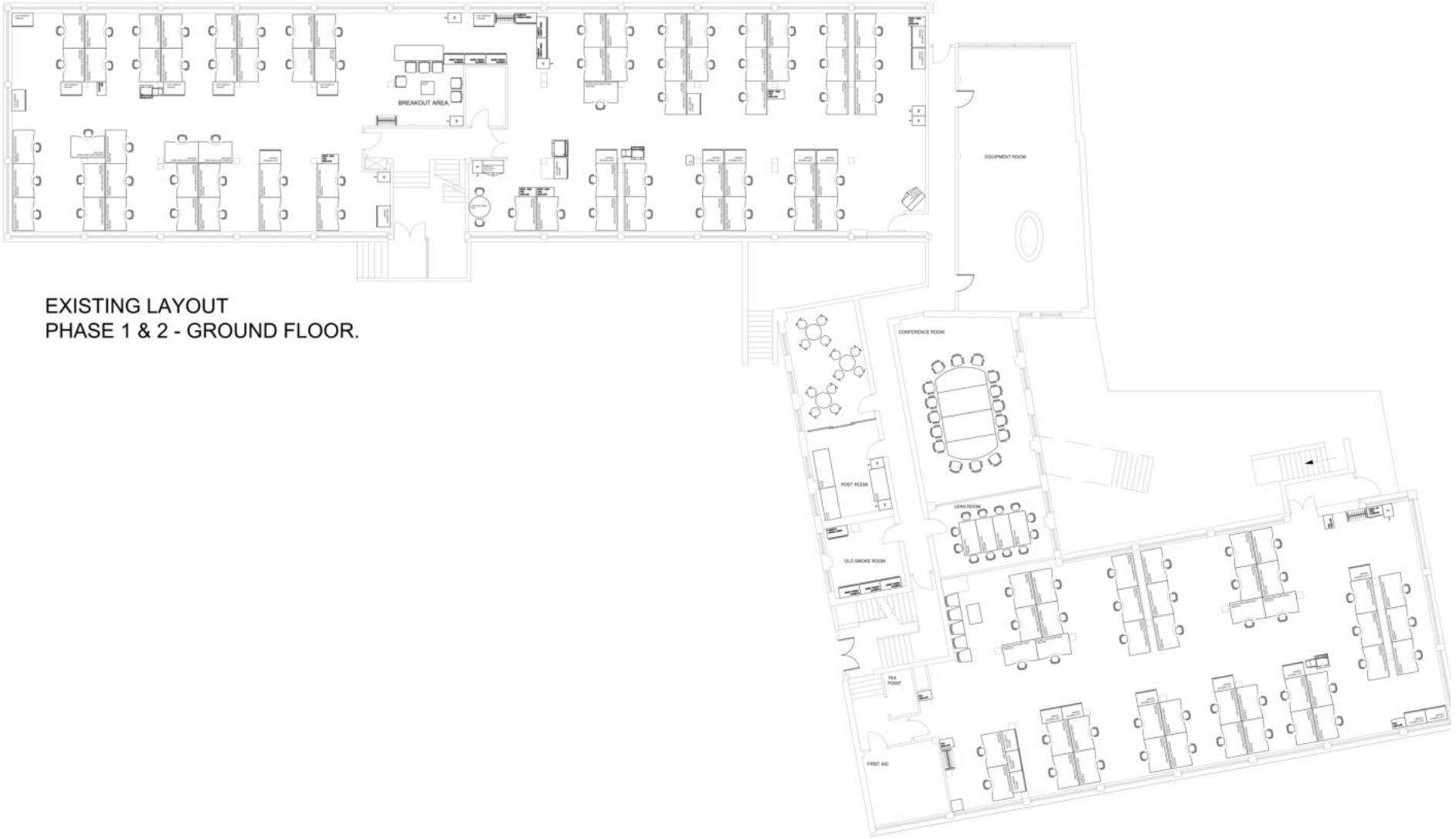
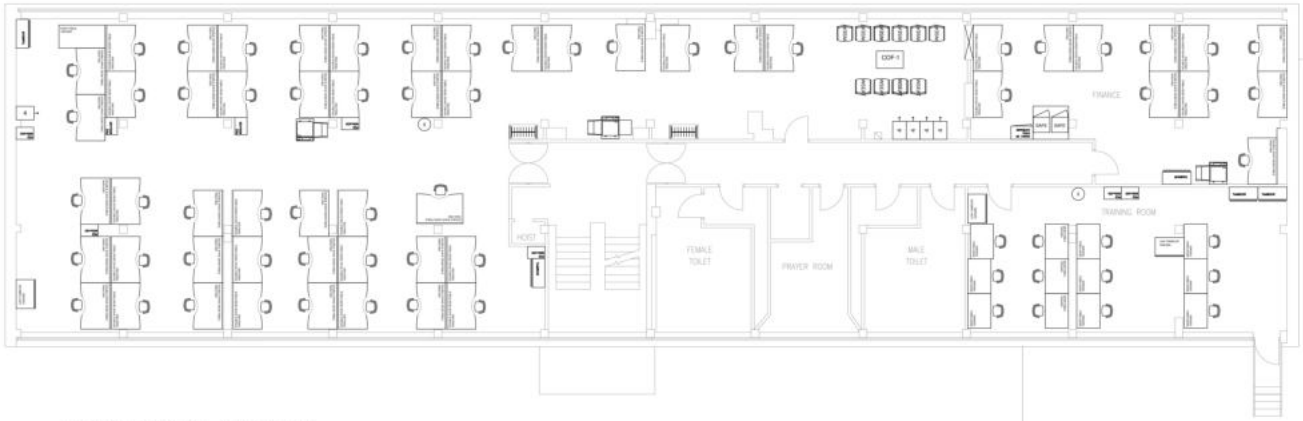


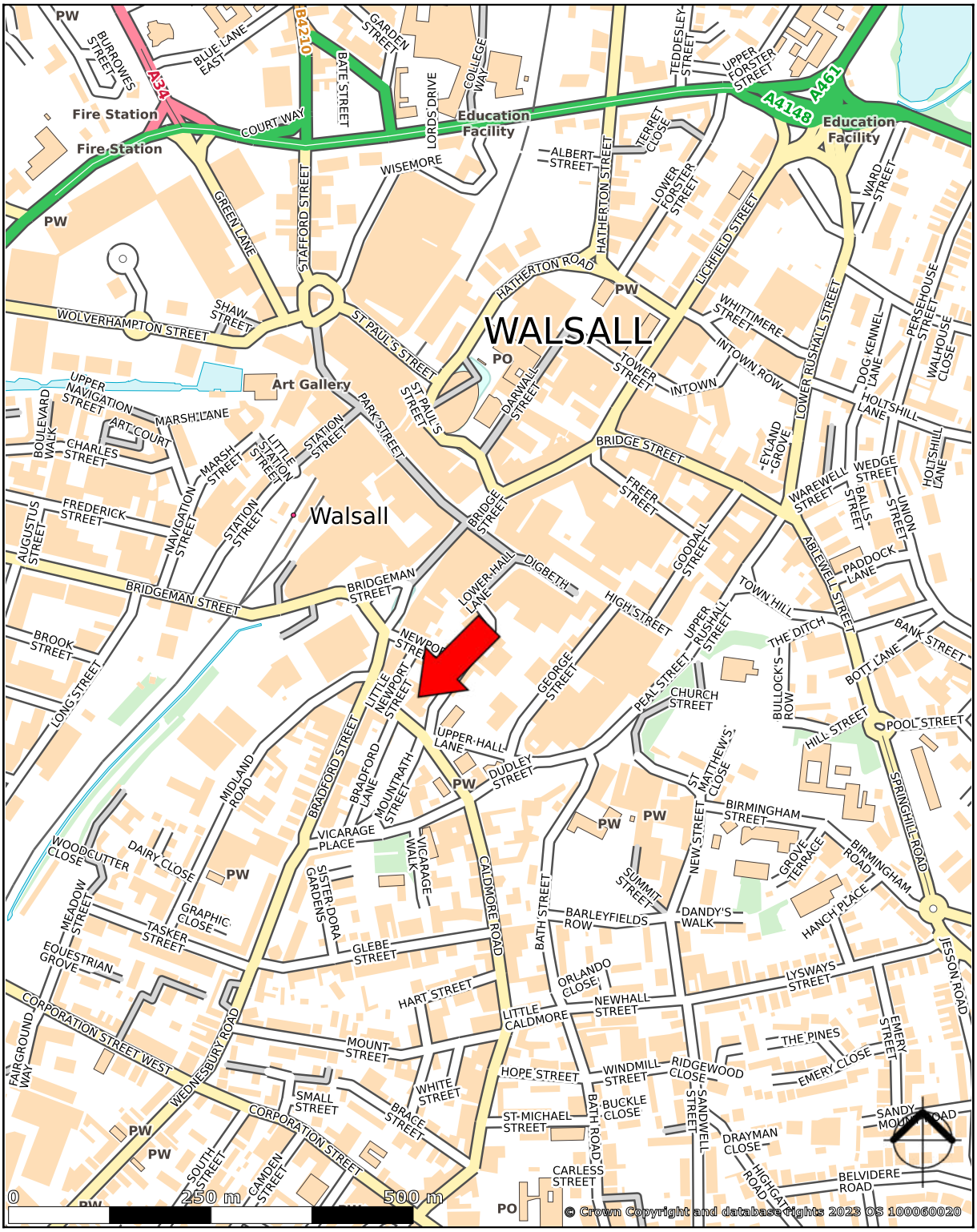
EXISTING LAYOUT
PHASE 1 & 2 - GROUND FLOOR.



EXISTING LAYOUT
PHASE 1 & 2 - FIRST FLOOR.

EXISTING LAYOUT
PHASE 1 & 2 - SECOND FLOOR.

Lower Hall Lane, Walsall, WS1 1RL



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Plotted Scale - 1:7,500

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