OFFICE | FOR SALE

VIEW ONLINE



CELTIC HOUSE, 135-140 HATHERTON STREET, WALSALL, WS1 1YB

10,182 SQ FT (945.94 SQ M)

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Modern Self-Contained, Air-Conditioned Office Building with Lift and 20 Car Spaces, Minutes from Walsall Town Centre.

- Self-Contained Three-Storey Office Building Extending to 10,182 sq ft (945.9 sq m)
- 20 Dedicated Car Parking Spaces in a Secure Rear Car Park
- Well Fitted Out Throughout with Air Conditioning
- Passenger Lift, Accessible WC & Ground Floor Reception
- Large, Efficient Open-Plan Floorplates
- Central Lift and Stair Core Allowing Floors to be Occupied or Let Separately
- Use Class E
- Walking Distance of Walsall Town Centre, Rail and Bus Stations





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DESCRIPTION

Celtic House comprises a modern, self-contained three-storey office building arranged around a central lift and stair core. The building has been extended and reconfigured to create large, efficient open-plan floorplates at first and second floor level, part raised over an undercroft, and now provides flexible, ready-to-occupy accommodation with an attractive balance of open-plan space, private offices and meeting rooms on every floor.

The ground floor provides a self-contained entrance with reception and lobby, together with open-plan and private offices, a meeting room, staff room and kitchen, and male, female and accessible WCs.

The first floor forms the principal floor and provides extensive open-plan offices, directors' offices, a board room, conference room, meeting rooms, and kitchen facilities.

The second floor provides further open-plan offices, a training room, meeting room and kitchen, together with dedicated archive and storage accommodation.

The office accommodation is well fitted out throughout and benefits from air conditioning, with a passenger lift serving all floors. LED lighting, raised floors/perimeter trunking, heating system, double glazing, intruder alarm and CCTV.

Externally, the property benefits from a rear car park providing 20 dedicated car parking spaces, together with an external store.





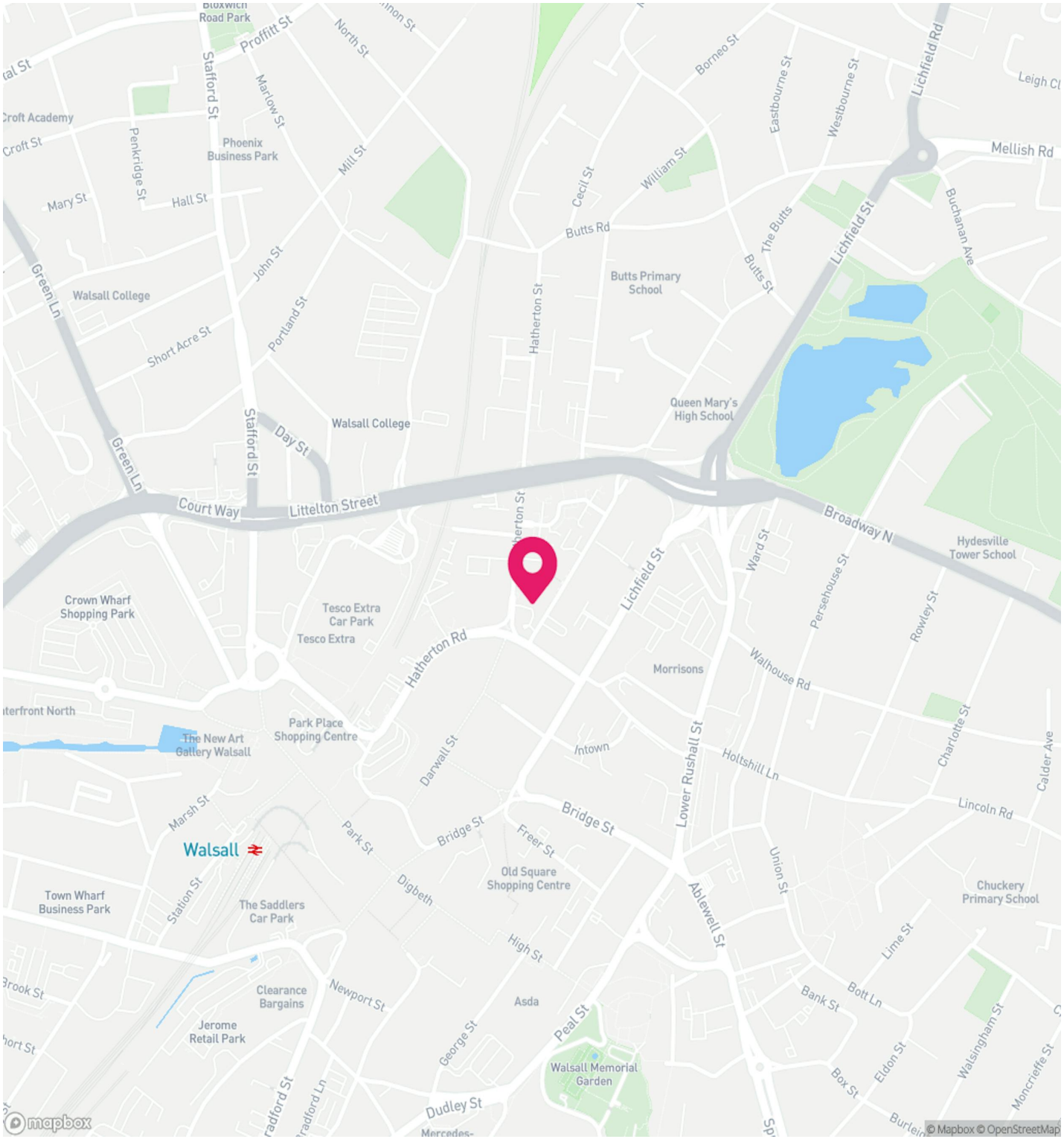
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LOCATION

Walsall is one of the Black Country's principal towns, approximately 9 miles north-west of Birmingham city centre. Junctions 9 and 10 of the M6 provide direct access to the M5, M54 and M6 Toll. Walsall railway station offers regular services to Birmingham New Street and Wolverhampton, and St Paul's Bus Station, the town's main interchange, is a short walk away.

Celtic House occupies a prominent position on Hatherton Street, on the northern edge of the town centre. It sits within an established health and public-sector cluster, next to Saddlers Health Centre and close to The Hatherton Centre (Walsall Healthcare NHS Trust) and Walsall College's Wisemore Campus. Park Street and the Saddlers Shopping Centre are within easy walking distance.

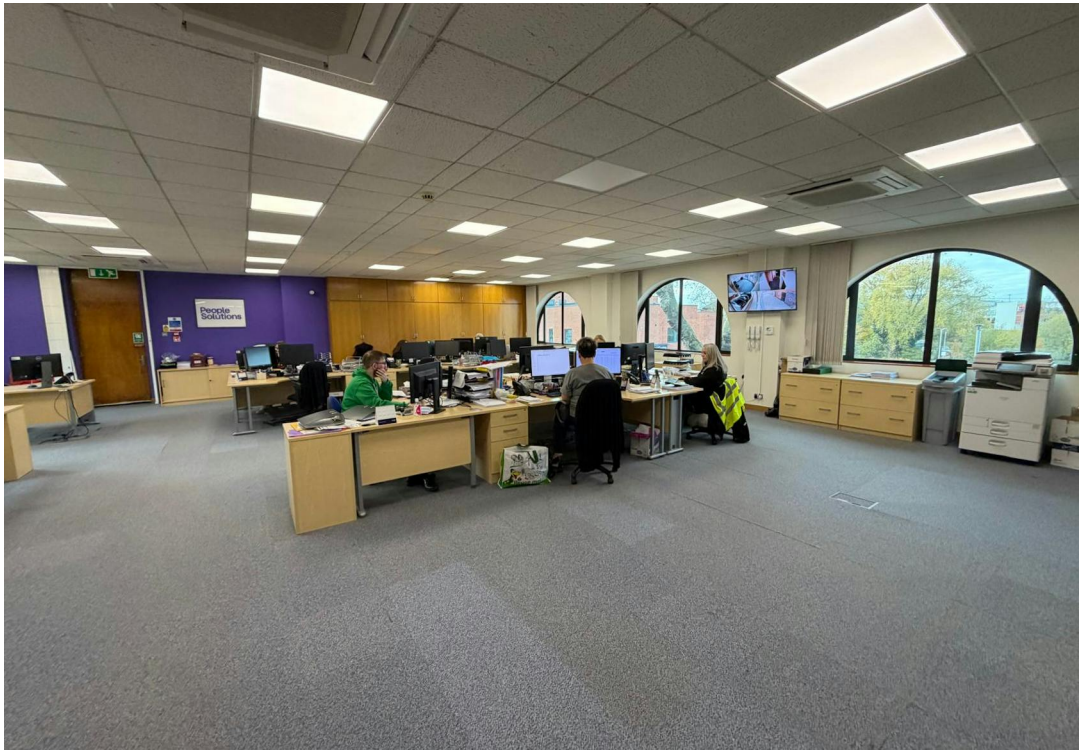
The town centre is benefitting from significant regeneration. Projects include the Council's 'Connected Gateway' scheme linking the rail and bus stations, a new Adult Learning Centre in the former Marks & Spencer building, restoration of the Grade II* Guildhall as a creative hub, and new railway stations at Willenhall and Darlaston.



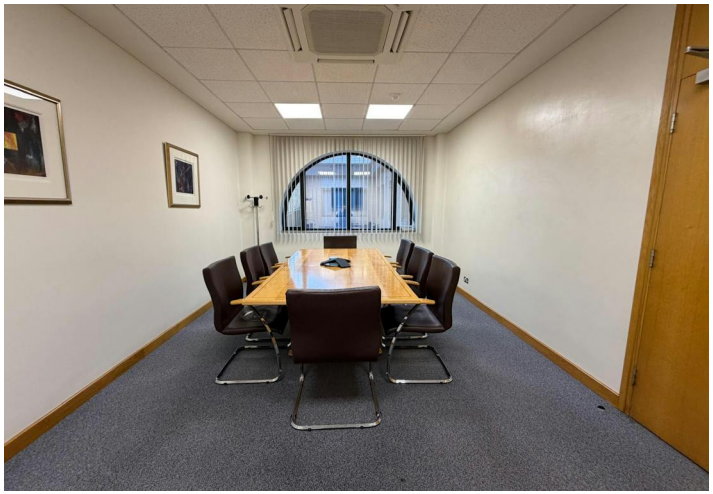
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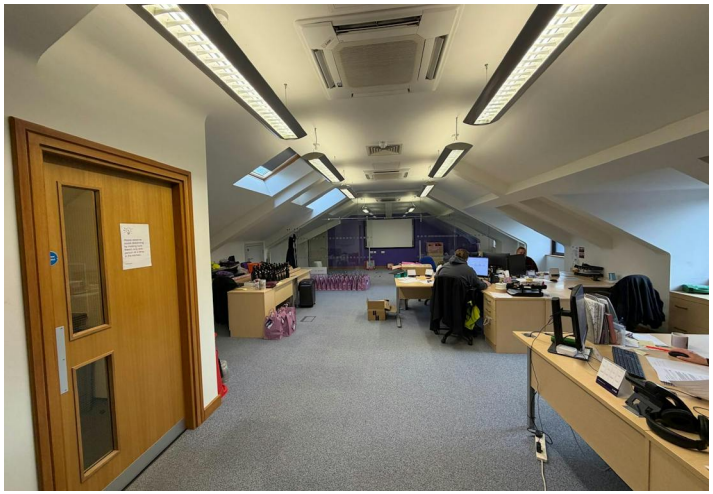
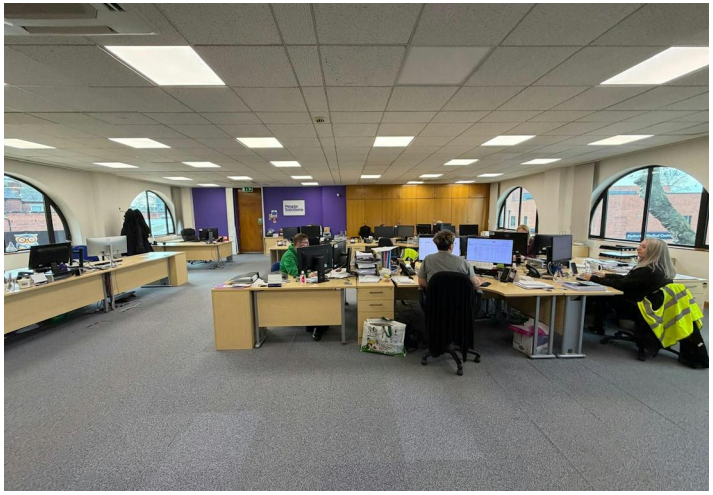




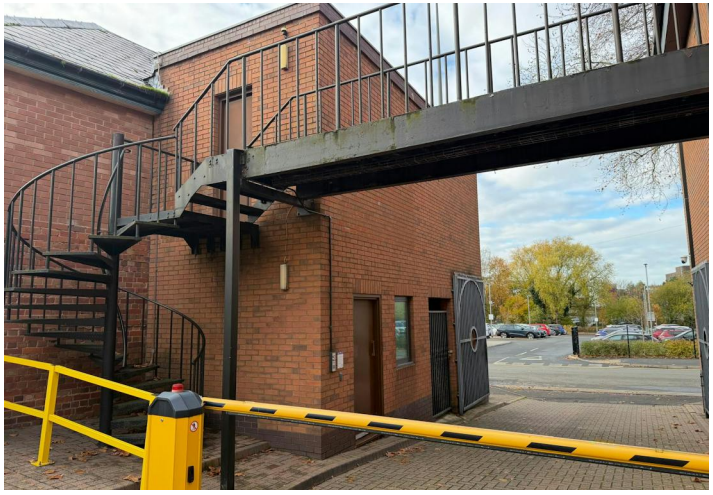

People Solutions







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AVAILABILITY

Name	sq ft	sq m	Availability
Ground - Office	2,371	220.27	Available
1st - Office	5,217	484.68	Available
2nd - Office	2,420	224.83	Available
Outdoor - Storage	174	16.17	Available
Total	**10,182**	**945.95**	

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PLANNING USE

We understand the property has an established office use falling within Use Class E (Commercial, Business and Service) of the Town and Country Planning (Use Classes) Order 1987 (as amended). This allows a range of other commercial uses without the need for planning permission, including medical and health services and day nurseries. Other uses, including education (F1), community uses and places of worship (F1/F2) and residential, would need planning permission or prior approval. Interested parties should make their own enquiries of Walsall Council.

SERVICES

We understand mains water, electricity, gas and drainage are available on or adjacent to the property. The agents have not tested any services and interested parties should satisfy themselves as to their condition and capacity.

AVAILABILITY

The property is immediately available, following the completion of legal formalities.

BUSINESS RATES

£64,000. Based on April 2026 Valuation.

Rates payable per annum: £30,720.

SERVICE CHARGE

n/a

VAT

To be confirmed

LEGAL FEES

Each party to bear their own costs

PRICE

Offers in the region of £1,150,000 for the freehold interest, subject to contract.

EPC

C (52)

ANTI MONEY LAUNDERING

The successful applicant will be required to provide two forms of ID and proof/source of funds, to satisfy anti-money laundering protocols.

VIEWINGS

Viewings are strictly via the letting agent Siddall Jones.

CONTACT



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edward@siddalljones.com

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