

OFFICE, RETAIL | TO LET

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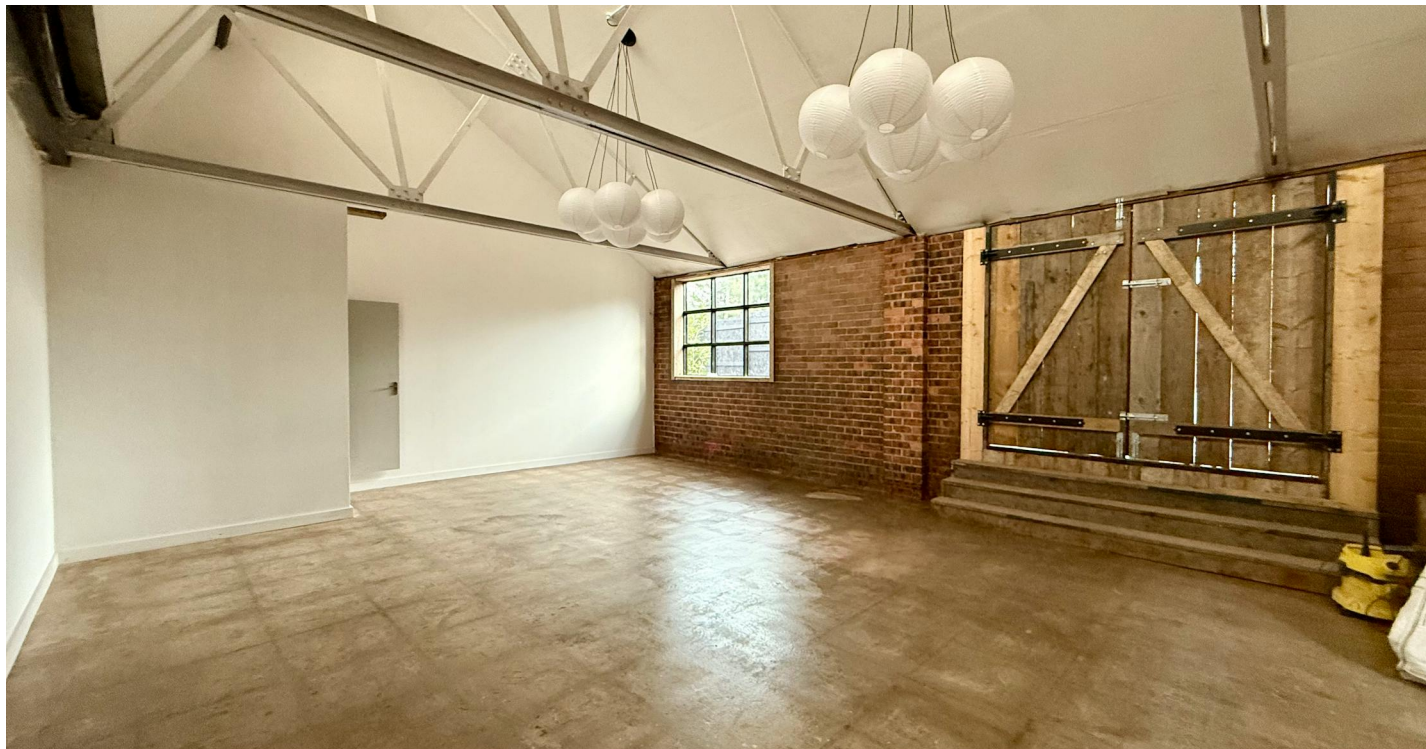
UNITS AT LITTLETON STREET WEST, WALSALL, WS2 8EZ

483 TO 1,224 SQ FT (44.87 TO 113.71 SQ M)

SIDDALL JONES
COMMERCIAL PROPERTY CONSULTANCY

Characterful Self-Contained Workspaces -
Suitable for a Variety of Uses

- Newly Refurbished
 - Town Centre Location
 - Car Parking
 - Suitable for a Variety of Uses
 - Varnished Wood Flooring
 - Exposed Brick Walls
 - Close to Walsall College
-



DESCRIPTION

Set just off Littleton Street West in Walsall Town Centre, this former youth and community centre offers a collection of self-contained workspaces, suitable for a wide range of occupiers.

The premises have been tastefully refurbished to a high standard while retaining many original character features, including varnished hardwood flooring, exposed brickwork, and timber beams. Each unit benefits from modern lighting and its own self-contained W/C facilities.

The front building extends across three floors, with all units accessed via a communal entrance and hallway fronting Littleton Street West. To the rear, a former industrial unit has been converted to provide three additional workspaces, each with independent pedestrian access and private W/Cs.

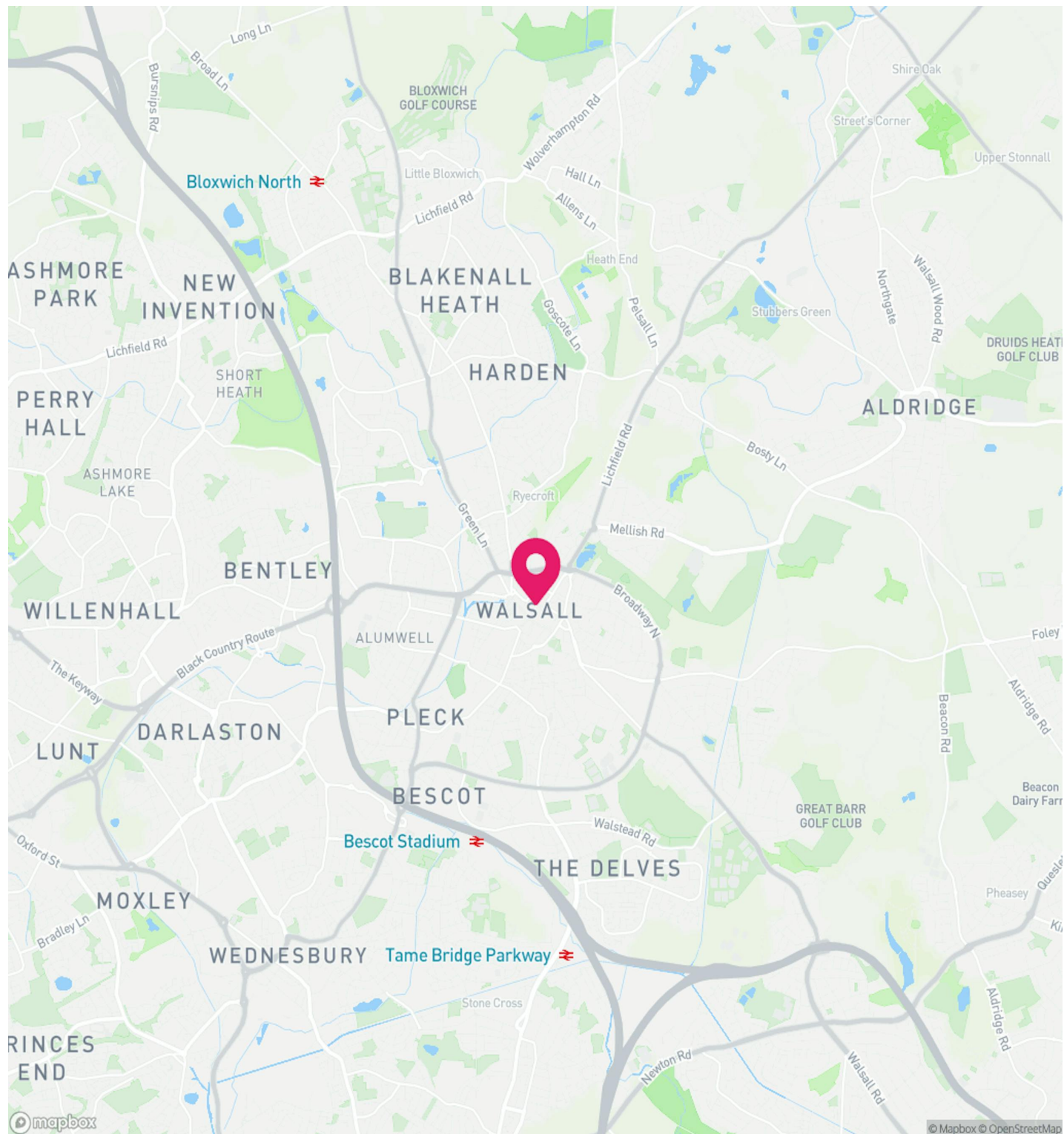


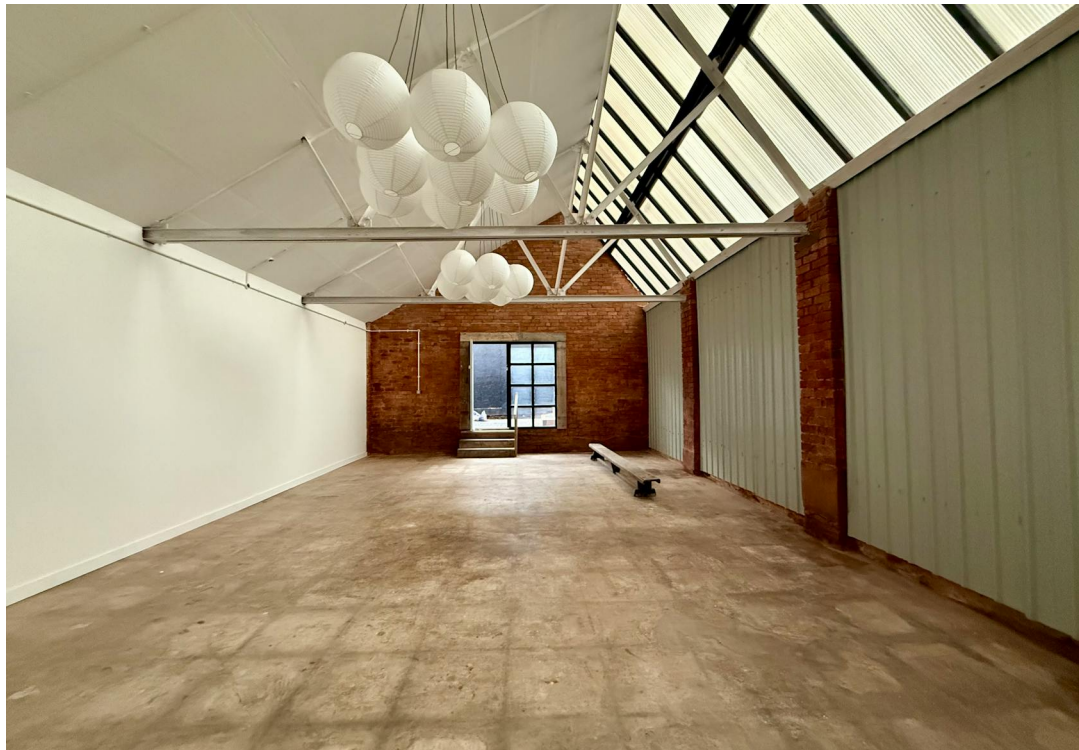
LOCATION

The building is situated in a prominent corner position just off Littleton Street West, near to its junction with Wisemore. Littleton Street West benefits from circa 36,000 passing vehicles each day.

A number of national occupiers operate in the immediate vicinity, including but not limited to Tesco Extra, McDonald's, Greggs, Travelodge and GDK. The building also lies directly opposite Walsall College Campus which is host to around 12,600 students.

Walsall Town Centre is located approximately 12 miles North-West of Birmingham City Centre. Walsall benefits from direct train links to Wolverhampton and Birmingham, and the national motorway system can be accessed locally via M6 J10 and J9.





AVAILABILITY

Name	Size	Rent	Availability
Ground - 10	483 sq ft	£12,000 /annum	Available
Ground - 11	741 sq ft	£13,500 /annum	Available
Ground - 12	746 sq ft	£14,000 /annum	Occupied

TERMS

The units are available on a new lease for a term of years to be agreed.

SERVICE CHARGE

None payable.

DEPOSIT

Three months' rental equivalent.

RENTAL

Rent payable quarterly in advance.

VAT

Not elected for VAT.

ANTI-MONEY LAUNDERING

The successful applicant will be required to provide two forms of ID to satisfy anti-money laundering protocols.

AVAILABILITY

The property is available immediately upon completion of legal formalities.

VIEWING

Strictly via the sole agent Siddall Jones.

SERVICE CHARGE

n/a

RENT

£12,000 - £14,000 per annum

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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