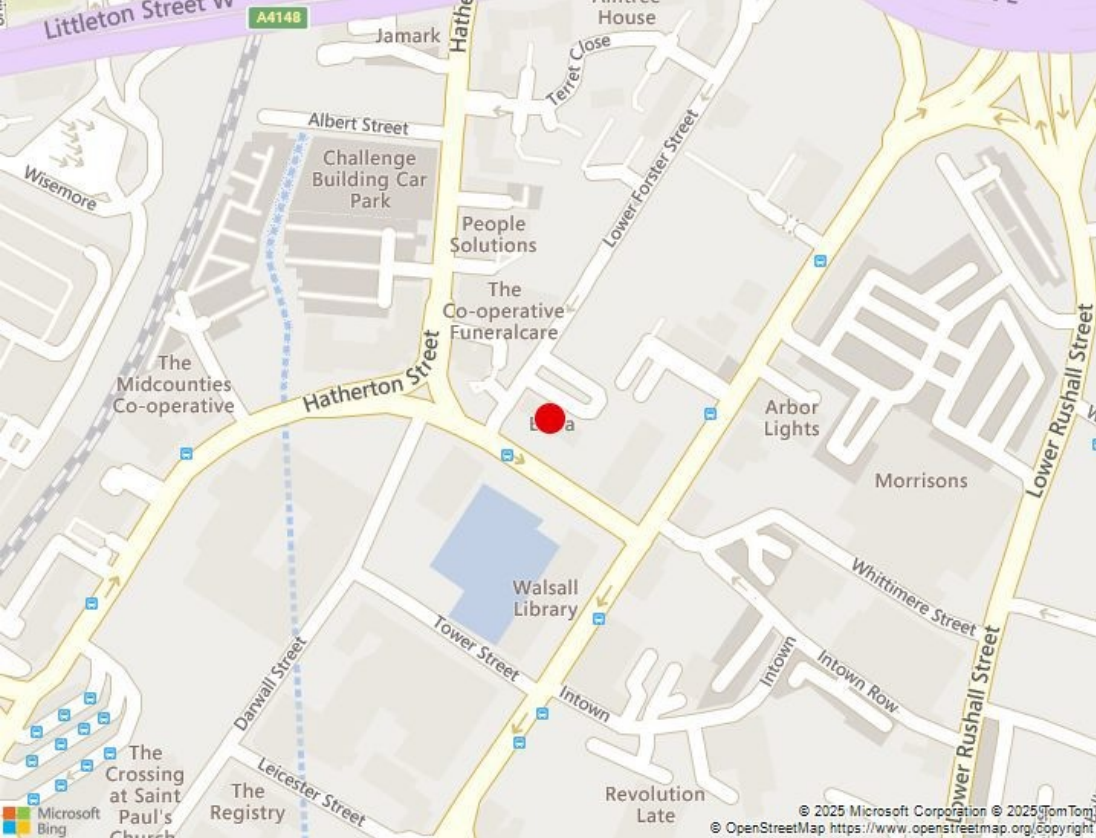


# WELL PRESENTED OFFICES TO LET

Forster House, Hatherton Road, Walsall, West Midlands, WS1 1XZ

2,367 - 7,101 SqFt (219.89 - 659.68 SqM) | £12.00 per sq ft pax





## KEY FEATURES

- Occupies a prominent position on Hatherton Road
- Located close to Walsall City Centre
- New Lease
- Available as a whole or split by floor
- Self contained suites

## LOCATION

The property occupies a position on Hatherton Road close to its junction with Lichfield Street and the A4148 Linton Street West/Broadway North, which forms part of the Walsall Ring Road.

Walsall is well located with easy access to Birmingham City Centre and Wolverhampton. Direct trains to Birmingham New Street run from Walsall Railway Station which is within walking distance of the property.

## DESCRIPTION

The subject property is a four-storey self contained office building which has been well maintained and offers accommodation of the first, second and third floors and is predominantly open plan space surrounding the staircase and 4-person lift. Each floor benefits from male & female WCs and separate kitchens along with carpet tiles, lighting and access control through the main entrance on the ground floor. There is a large car park to the rear of the property that provides the offices with ample dedicated parking spaces.



Area	SqFt	SqM
First Floor	2,367	219.89
Second Floor	2,367	219.89
Third Floor	2,367	219.89
<b>Total Floor Area</b>	<b>7,101</b>	<b>659.68</b>

**Forster House, Hatherton Road, Walsall, West Midlands WS1 1XZ**



## TERMS

The property is available by way of a new internal repairing and insuring lease with service charge for a term of five years or multiple thereof.

## ASKING RENT

£12.00 per sq ft pax

## SERVICE CHARGE

A contribution towards the service charge will be payable for internal and external common area repairs and maintenance. Further details available upon request.

## EPC

A full copy of the Energy Performance Certificate is available upon request.

## MONEY LAUNDERING

In accordance with Anti Money Laundering Regulations, two forms of ID and confirmation of the source of funding will be required from the successful applicant.

## LEGAL COSTS

Each party to bear their own legal costs within this transaction.

## VAT

All figures are quoted exclusive of VAT, which we believe will be payable.

## VIEWING

Strictly by prior appointment, please contact:



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