

**MASON  
YOUNG**

PROPERTY CONSULTANTS ■

**TO LET**

**SELF-CONTAINED OFFICE SUITES**



**THE OLD FOUNDRY BUSINESS CENTRE,  
BATH STREET, WALSALL, WS1 3BZ**

**150 – 1,425 SQ FT (13.9 – 132.4 SQ M)**

- FLEXIBLE TERMS
- REFURBISHED SUITES
- PROMINENT LOCATION
- CAR PARKING AVAILABLE

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6 Warstone Mews  
Warstone Lane  
Jewellery Quarter  
Birmingham  
B18 6JB

## **LOCATION**

The property is located on the edge of Walsall town centre, with the town centre itself approximately half a mile to the North. Access to the national motorway network is obtained at junction 9 of the M6 motorway approximately 1.25 miles to the southwest via Bath Street, Lysway Street and the main A34 and A4148 Broadway West. Walsall is strategically located to allow fast access to Birmingham City Centre 7 miles to the southeast and Wolverhampton City Centre 6 miles to the west.

## **DESCRIPTION**

The Old Foundry provides modern business facilities in a converted Victorian building close to Walsall Town centre. Sympathetically refurbished, this well established business centre offers secure accommodation in suites of varying sizes from an office for one person upwards. The office suites benefit from carpets, lighting, gas central heating, newly fitted kitchen units and shared WC accommodation.

## **ON SITE FACILITIES**

The Old Foundry is a secure working environment with 24 hour access for tenants. Secure on-site parking is available for both tenants and visitors accessible from Windmill Street. On-street parking is also available to the front of the building on Bath Street.

Whatever your budget, whatever your requirements The Old Foundry Business Centre has a solution to give your business the facilities it requires to help it grow.

- Modern Refurbishment
- Suites of varying sizes
- Flexible terms to suite you
- Furnished or Unfurnished
- Character period building
- Landscaped courtyard
- 24 hour access

## **SERVICES**

We are advised all main services are connected to include mains gas, water and three phase electricity.

Mason Young Property Consultants has not checked and does not accept responsibility for any of the services within this property and would suggest that any in-going tenant or occupier satisfies themselves in this regard.

## **ENERGY PERFORMANCE CERTIFICATES**

Details available upon request.

## **TENURE/RENT**

High quality suites available on flexible lease terms from small one person managed studios of 150 sq ft to 7,128 sq ft. Please refer to the attached schedule for availability & rents.

The suites are available to rent on flexible, easy to understand leases with easy-in, easy-out terms. Immediate occupation is available.

## **BUSINESS RATES**

Interested parties are advised to make their own enquiries to Birmingham City Council on 0121 303 5511.

## **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.

## **VAT**

We understand that the property is not elected for VAT.

## **LEGAL COSTS**

Each party to be responsible for their own legal costs incurred during this transaction.

## **VIEWING**

Strictly by prior appointment with sole agents, Mason Young Property Consultants.

## **CONTACT DETAILS**

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## AVAILABILITY SCHEDULE

<b>Suite</b>	<b>Square Foot</b>	<b>Rent PA exc VAT</b>	<b>Rent PCM</b>	<b>Rent PCM inc VAT</b>	<b>STATUS</b>
1	1,636	£16,360	£1,363.33	£1,636	<b>LET</b>
2	1,430	£14,300	£1,191.67	£1,430	<b>LET</b>
3	1,425	£14,250	£1,187.50	£1,425	<b>AVAILABLE</b>
5	905	£9,050	£754.17	£905	<b>AVAILABLE</b>
6	508	£5,080	£423.33	£508	<b>AVAILABLE</b>
7	614	£6,140	£511.67	£614	<b>AVAILABLE</b>
8	1,040	£10,400	£866.67	£1,040	<b>AVAILABLE</b>
9	845	£8,045	£670.42	£804.50	<b>AVAILABLE</b>
10a	150	£2,400	£200.00	£240.00	<b>AVAILABLE</b>