

# MASON YOUNG

PROPERTY CONSULTANTS

# FOR SALE

SELF CONTAINED OFFICE SUITES WITH ON  
SITE CAR PARK – INCOME PRODUCING



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

**14,971 SQ FT (1,390.8 SQ M)**

- FREEHOLD TITLE
- REFURBISHED OFFICE SUITES & STORAGE UNITS
- INVESTMENT PROPERTY
- ON-SITE CAR PARK

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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, Lysways 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. The site also benefits from 68 on-site car parking spaces. Externally the site is accessed via electronic sliding gates.

## **ACCOMMODATION**

The property is set up as serviced offices and provides 16 suites ranging from 108 sq ft to 2,411 sq ft. The property also has storage units available and a basement of 2,560 sq ft.

## **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. This property benefits from:

- Modern Refurbishment
- Suites of varying sizes
- Flexible terms to suit tenants
- Offices available 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 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 purchaser or occupier satisfies themselves in this regard.

## **ENERGY PERFORMANCE CERTIFICATES**

Details available upon request.

## **TENURE/PRICE**

The property is managed by a serviced office provider. The current monthly rent as of June 2021 is approximately £19,983 gross, however it has an ERV of approximately £25,000 per calendar month gross. Tenancy schedule is available upon request.

The Freehold interest is available at a quoting price of £1,200,000, subject to contract.

## **BUSINESS RATES**

Interested parties are advised to make their own enquiries to Walsall City Council on 0300 555 2853

## **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 elected for VAT.

The sale of the property will be dealt with by means of a TOGC (Transfer Of A Going Concern).

## **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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