

MASON YOUNG

PROPERTY CONSULTANTS

TO LET

SELF-CONTAINED OFFICE PREMISES



**BRIDGE HOUSE, 47-55 BRIDGE STREET, WALSALL,
WEST MIDLANDS, WS1 1JQ**

87 – 6,787 SQ FT (8.08 – 630.5 SQ M)

- PROMINENT LOCATION
- SECOND FLOOR SUITES
- ON SITE CAR PARKING
- FLEXIBLE TERMS

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6 Warstone Mews
Warstone Lane
Jewellery Quarter
Birmingham
B18 6JB

LOCATION

The property is situated on the North side of Bridge Street close to its junction with Lichfield Street and Freer Street. Surrounding occupiers include JD Wetherspoons, Nationwide, West Bromwich Building Society, Connells Estate Agents and The Old Square Shopping Centre and various office users. Walsall is a busy West Midlands market town located some 8 miles north-west of Birmingham and 6 miles east of Wolverhampton. Walsall Train Station provides regular services to Birmingham New Street Station.

DESCRIPTION

The Property is arranged on basement, ground and three upper floors. Walsall County and Family Court together with a number of office suites which are accessed via two large entrance lobbies on Bridge Street are located on the upper floors. Each of these entrance lobbies is self-contained and leads to the communal stairway, passenger lift and corridors to serve each suite. The offices have carpet covered floors, plastered and painted walls and suspended ceilings with inset lighting. To the rear of the property there is allocated secure car parking for 38 cars.

ACCOMMODATION

Please refer see the accommodation schedule below.

PLANNING

Interested parties should contact Walsall Metropolitan Borough Council Planning Department on 01922 650 000.

SERVICES

We are advised that all main services are connected to include mains 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 in-going tenant or occupier satisfies themselves in this regard.

ENERGY PERFORMANCE CERTIFICATES

Details available upon request.

TENURE/RENT

The property is available on leasehold basis. All rents are detailed in the schedule below. Terms to be agreed.

BUSINESS RATES

Please refer to the schedule below.

Interested parties are advised to make their own enquiries to Walsall Metropolitan Borough Council Business Rates 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 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.

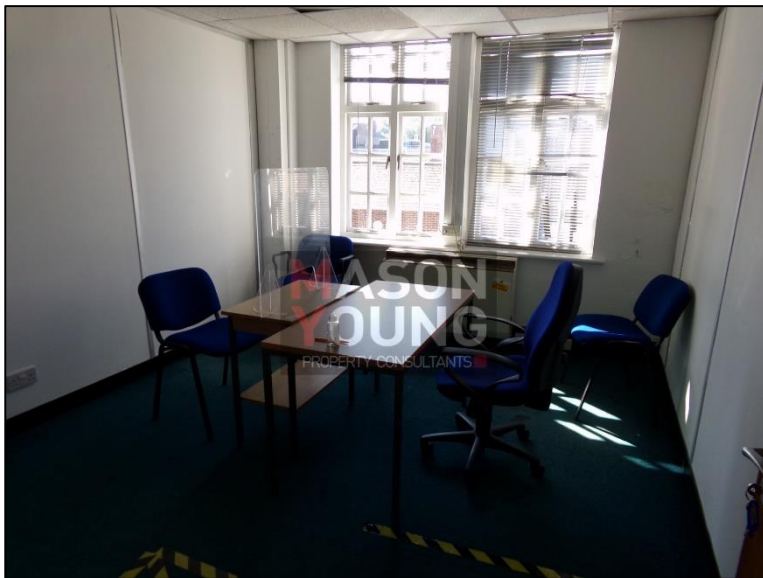
CONTACT DETAILS

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AVAILABILITY SCHEDULE

LOCATION	SQ FT	SQ M	RENT PA EXC	RATEABLE VALUE
GROUND FLOOR				
RETAIL UNIT 2	2,766	257	£25,000	£11,352.25
FIRST FLOOR				
SUITES 1 & 2	6,787	630.5	£61,083	£15,718.50
SECOND FLOOR				
SUITE 6	938	87.15	£8,442	TBC
SUITES 6A & 7A	3,208	298	£28,872	TBC
SUITE 7B	1,251	116.22	£11,259	£3,443.10
SUITE 7C	413	38.37	£3,717	£1,161.75
SUITE 8	5,615	521.63	£50,535	£13,722.50
SUITE 10	1,084	100.7	£10,840	£178.45
SUITE 10.5	126	11.7	£1,260	£349.30
SUITE 10.7	87	8.08	£870	£239.52
SUITE 10.11	448	41.62	£4,032	£1236.25
SUITES 10.12 & 10.13	593	55.09	£5,337	£1621.75
SUITE 10.14	270	25.08	£2,700	£748.50
THIRD FLOOR				
SUITES 11 - 14	4,848	450.38	£43,632	£11,477.00
BASEMENT FLOOR	902	83.8	£4,510	£469.06