



BOND WOLFE

Office Suites To Let

The Innovation Works, Booth Street, Darlaston, WS10 8JB

- ◇ *Individual self contained office suites to let.*
- ◇ *From 468 sq. ft.*
- ◇ *Prices start at £425 per month (all inclusive).*
- ◇ *Staffed Reception.*
- ◇ *All inclusive terms.*
- ◇ *On site car parking.*

DESCRIPTION

The property comprises an historic 19th century building being the former headquarters of the locally based Rubery Owen Holdings Company. The building reopened after a £750,000 renovation in 2007 and offers 28 offices over two floors. Each office has shared kitchen facilities and shared male, female and disabled W.C's.

- Services and Amenities:
- Staffed reception.
- Alarm Security.
- CCTV.
- Lift.
- Communal kitchen.
- On site car parking.

RENTAL

All rental figures include:

- Rent.
- Service charge.
- Heating/lighting.
- Buildings insurance.

ACCOMODATION

Office	Size (Sq. ft)	Monthly Inclusive Rent	Annual Inclusive Rent
Office 4	468	£425	£5,100
Office 5/6	968	£825	£9,900

LOCATION

Darlaston is a town in the Metropolitan Borough of Walsall in the West Midlands of England. The property is located in a mainly residential area on Kings Street, with links to the Black Country New Road providing easy access to the Motorway via Junction 10 of the M6.

BUSINESS RATES

We have been advised that the current rating assessment (2017) is:

Rateable value:

Office 4 - £2,175

Office 5/6 - £3,600

We recommend that interested parties should make their own enquiries with the local authority.

LEGAL COSTS

Each party is responsible for their own legal costs.

VAT

All prices and figures are quoted exclusive of any VAT that may be applicable.

EPC

Available upon request.

MONEY LAUNDERING

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



FURTHER INFORMATION & VIEWINGS

BOND WOLFE

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