



Colliers



## International House

Walsall  
WS4 2LA

### OFFICE SUITE TO LET

**Colliers**

**19<sup>th</sup> Floor**

103 Colmore Row  
Birmingham  
B3 3AG

[Colliers.com/uk/offices](https://colliers.com/uk/offices)

### The Property

- Modern detached office building
- 3<sup>rd</sup> Floor suite – 3,386 sq. ft.
- Located on the edge of Walsall Town Centre

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#### Ready to talk?

Please Call/ Email/  
WhatsApp

#### Douglas Bonham

07920 077100  
[Douglas.bonham@colliers.com](mailto:Douglas.bonham@colliers.com)

#### Ben Grinnell

07827 906235  
[Ben.grinnell@colliers.com](mailto:Ben.grinnell@colliers.com)





# International House

Walsall, WS4 2LA



## Location

International House is located on the edge of Walsall Town Centre, within a close distance to an abundance of amenities including the Saddlers Shopping Centre. The property sits within a prominent position on Hatherton Street, having direct access off Walsall's main ring road, the A1418, Little Sutton West.

Walsall's main train station is located just a short 10-minute walk to the south-west of the property, and buses regularly serve the property.

## Accommodation

Description	Sq M	Sq ft
3 <sup>rd</sup> Floor	314.6	3,386
TOTAL	314.6	3,386

The Third-floor premises is to a high specification, offering mainly open plan accommodation, with partial light glass partitioning.

Features of the space include; a modern kitchenette, two large meeting rooms, three small offices and Male/Female WC's. Each floor is served by a central lift and is fully DDA compliant.

## Specification

- Comfort cooling/ air conditioning
- Suspended ceiling
- Raised access floors
- LED lighting
- Full height glazing



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### Business Rates

All parties are advised to contact the local rating authority in relation to Business Rates enquiries

### EPC

EPC Rating B

### Rent

Upon application

### Tenure

The third-floor premises is available on a new lease for a term to be agreed.

### VAT

VAT will be applicable to the transaction.

### Planning

The premises currently fall within use class E Offices under the Town and Country Planning Act (Use Classes) Order 1987.

All parties are advised to contact Birmingham City Council in relation to planning enquiries.

### Viewing

Strictly by appointment with the sole agent, Colliers:

Douglas Bonham – 07920 077100

Ben Grinnell – 07827 906235





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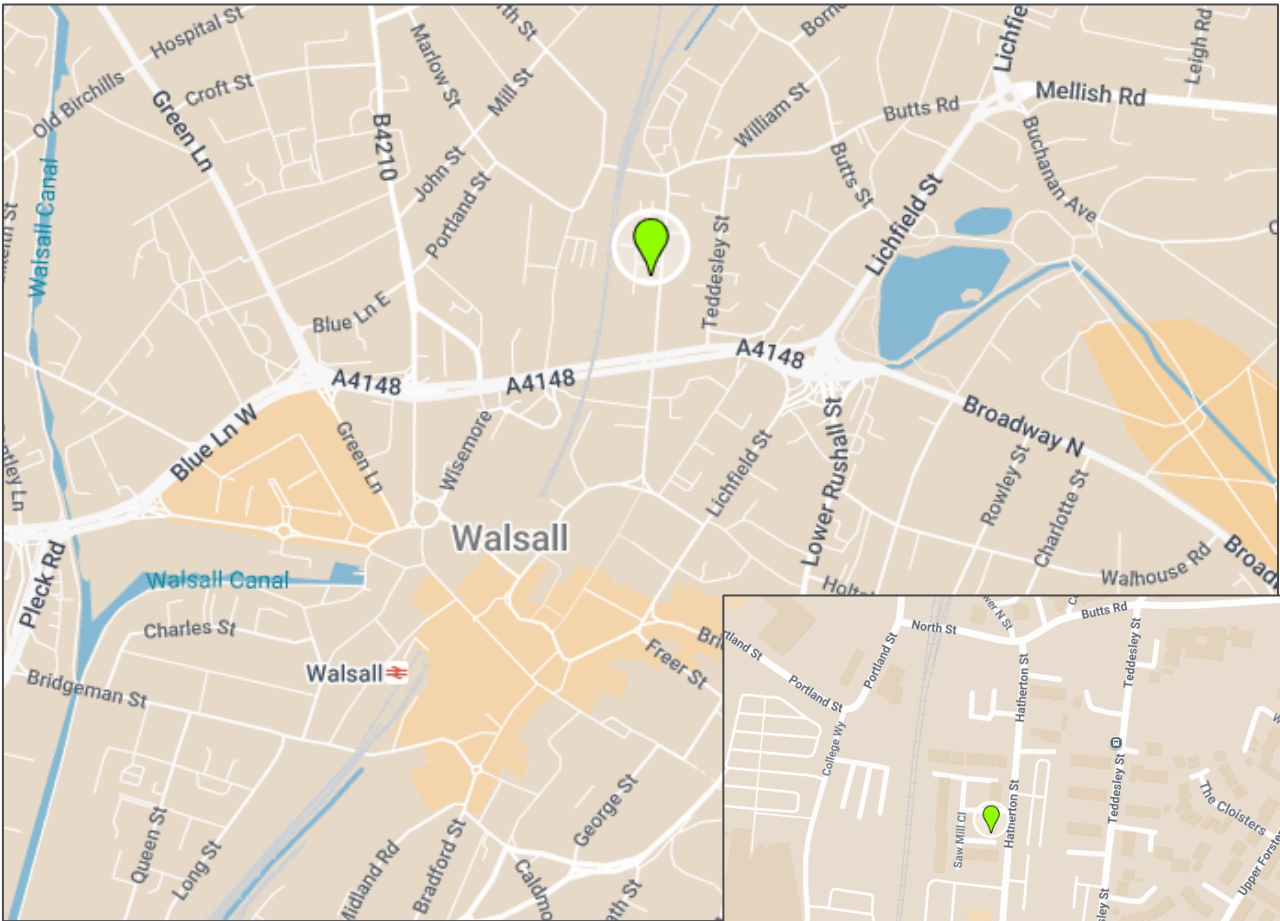
Coilers

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# International House

Walsall, WSA 2LA



## Further Information

For further information or to arrange an inspection of the property, please contact:

**Douglas Bonham**

07920 077100

[Douglas.bonham@colliers.com](mailto:Douglas.bonham@colliers.com)

**Ben Grinnell**

07827 906235

[Ben.grinnell@colliers.com](mailto:Ben.grinnell@colliers.com)

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