

# 138 Wednesbury Road

Walsall, WS1 4JJ

SHEPHERD  
COMMERCIAL



## TO LET

2,824 SQ FT  
(262.36 SQ M)

£32,000 PER ANNUM

Self-contained two storey  
office building with  
parking, extending to  
2,824 sq ft

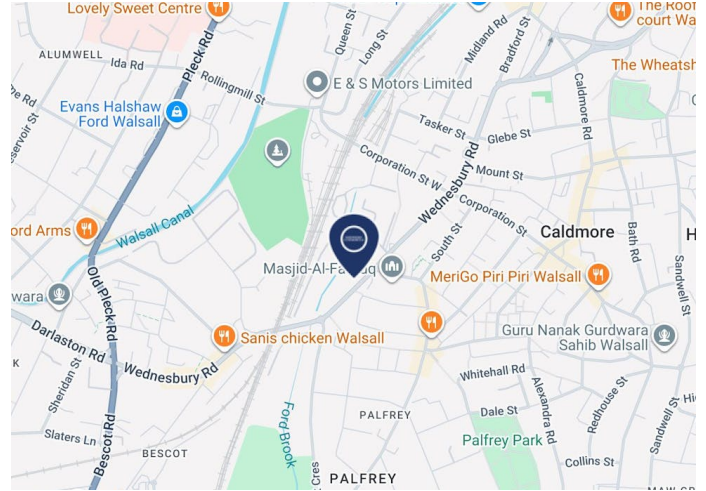
- Self-contained office building
- Extending to 2,824 sq ft over two floors
- On-site parking available
- Mix of open plan and private offices
- Includes meeting room and reception area

01564 778890  
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## Summary

Available Size	2,824 sq ft / 262.36 sq m
Rent	£32,000 per annum
EPC	Upon enquiry

## Description

The property comprises a self-contained two storey office building situated within an established commercial site on Wednesbury Road.

The accommodation provides a mix of open plan and cellular office space, including a reception area, meeting room and a range of private offices. The space is well suited to small to medium sized businesses seeking practical and cost-effective office accommodation.

Externally, the property benefits from on-site parking and access to the wider commercial environment, making it particularly suitable for trade, logistics and service-based occupiers.

## Location

The property is located on Wednesbury Road, providing convenient access to the Black Country Route and the wider motorway network, including Junction 9 of the M6. The surrounding area is an established commercial location with a mix of industrial and business occupiers.

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground	1,532	142.33	Available
1st	1,292	120.03	Available
<b>Total</b>	<b>2,824</b>	<b>262.36</b>	

## Specification

- Suspended ceilings with inset lighting
- Perimeter trunking
- Gas central heating
- Kitchen facilities
- WC facilities
- Carpeted throughout
- Mix of open plan and cellular offices
- Reception area

## Terms

The property is available by way of a new lease on terms to be agreed. Rent of £32,000 per annum exclusive.

## Use / Suitability

The property is suitable for a range of uses within Class E, including office, training and business use.

## Viewings

Strictly by prior appointment through Shepherd Commercial.



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