



hexagon™  
commercial property



- PARKING AVAILABLE ON REQUEST
- RENT FREE AVAILABLE
- PRIME TOWN CENTRE LOCATION
- MULTIPLE MEDICAL GRADE TREATMENT ROOMS

**CLASS 'E'**

3,675 SqFt ( 341 SqM )

£20,800 per annum

Units 4/5 Old Square, Walsall, WS1 1PY

**TO LET**



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## Description

This unit is in a prime location in Walsall Town Centre, the former NHS clinic is ideal for medical, dental, optometrist use. It comprises ground and part first floor accommodation which is fitted out to a high standard, including multiple medical grade treatment rooms, a large reception and waiting area. There are ample medical plants including an air management system. There are 9 treatment rooms to medical grade, a staff room, disabled toilets, W/C facilities and a stock room. The shop has a double bay glass frontage with an electric shutter and is fully fitted with an intruder alarm, fire alarm, fully air conditioned and heated and a staff shower room. On-site car parking is available on request.

## Location

Old Square shopping centre is conveniently located in the Walsall town centre. Old Square Shopping Centre is around 5km (3 miles) from Junction 9 and Junction 10 of the M6 motorway. There's plenty of parking in and around Walsall town centre. Approx 500 car parking spaces are available at the NCP car park in Freer Street, which links to the Old Square Shopping Centre. Walsall Railway Station is located to the rear of the Saddlers Centre and is a short walk from Old Square Shopping Centre.

## Accommodation

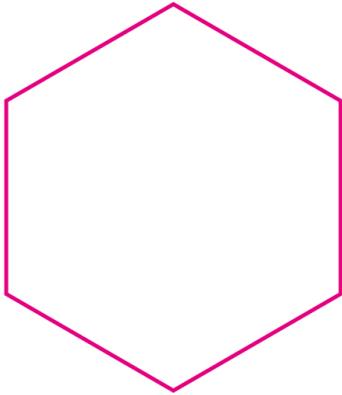
Units 4/5 - 3,675 Sq Ft

## Rates

Business rates information can be provided by the agent upon request.

## Terms

The premises are to be let by way of new lease on terms to be agreed.



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