

OFFICE TO LET

OFFICE ACCOMMODATION

OFFICE SUITE 4, FIRST FLOOR, ANDERS SQUARE,
PERTON, WOLVERHAMPTON, WV6 7QH



- Attractive Office Accommodation
- Office Space Measuring Approximately 1,033 sqft (96.01sqm)
- Located Near Sainsbury's & Other Retail Outlets
- Competitive Terms And Incentives Available

LOCATION

The First Floor office suite is located overlooking Anders Square Shopping Centre and is located amongst other office users and a variety of retailers including a Sainsbury's, a Hardware Store, Beauticians, Barbers, a Café and Micro-Brewery.

Perton is some 6km north of Wolverhampton City Centre and is well served by arterial roadlinks. Access to the motorway network can be gained at Junction 3 of the M54 some 8km to the north.

DESCRIPTION

The office suite is approached via a shared access leading directly off Anders Square. The suite presently provide cellular accommodation however there is some flexibility in the layout if required.

There is access to shared toilet facilities with both individually located Ladies and Gentleman's toilets.

ACCOMMODATION

Suite Number 4 measures approximately 96.01 sqm (1,033 sqft)

RENTAL

A rent of £10,500.00 (Ten Thousand Five Hundred Pounds) per annum and due quarterly, in advance.

VAT is chargeable.

LEGAL COSTS

Each party to bear their own legal fees.

SERVICES

We understand that water and electricity are available to the premises.

Interested parties should make their own enquiries with the relevant utility providers.

SERVICE CHARGE

The Landlord levies a service charge on the tenants to cover the costs of external repairs, cleaning of common parts, light, heating, etc. Further information can be supplied on request.

TENURE

The property is available under a new lease for a minimum period of three years.

BUILDINGS INSURANCE

In going tenant will be required to contribute towards insuring the building.

RATING

Interested Parties are advised to contact the local rating authority who will advise on the rates payable.

VIEWINGS

Strictly by prior appointment with First City Limited on 01902 710999 quoting reference 5 2 2 1

First City Limited, 19 Waterloo Road, Wolverhampton, West Midlands, WV1 4DY

tel: **01902 710999**

fax: **01902 422856**

www.firstcity.co.uk

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