

TO LET

OFFICE ACCOMMODATION IN PROMINENT FRINGE OF TOWN CENTRE LOCATION



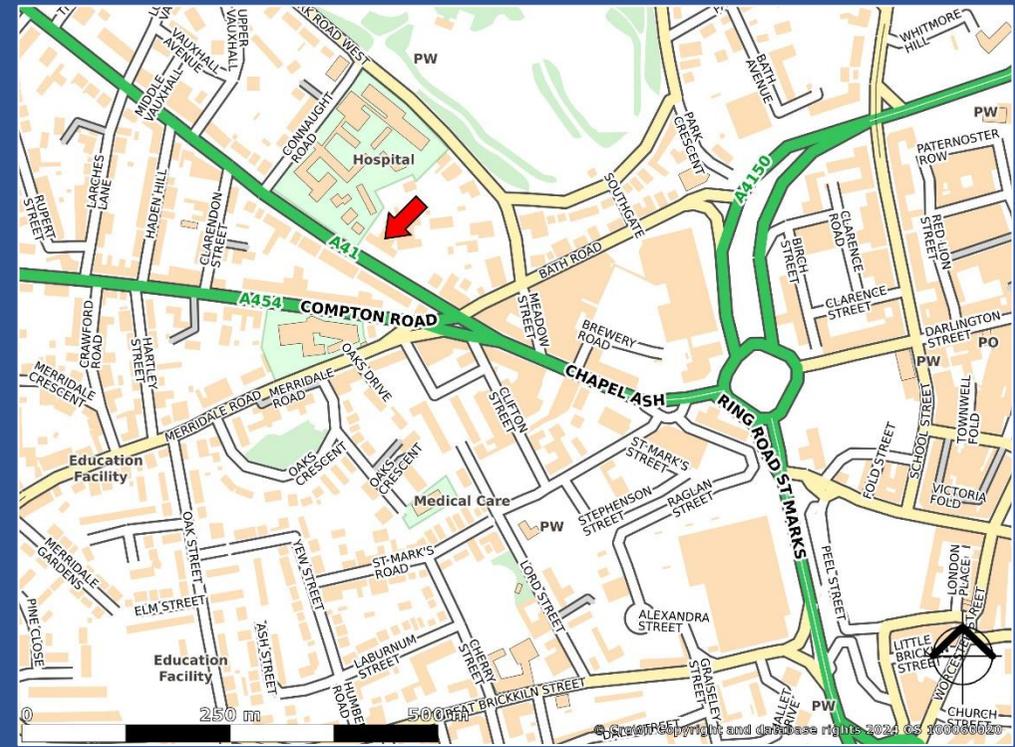
6 TETTENHALL ROAD
WOLVERHAMPTON
WEST MIDLANDS
WV1 4SA

TSR

TOWLER SHAW ROBERTS

KEY FEATURES

- Mix of open plan and cellular offices
- Car parking available on site
- Located on the edge of Wolverhampton City Centre on the main (A41) Tettenhall Road
- Rents from £22,500.00 per annum



Scale: Not to Scale

for Reference Purposes Only

DESCRIPTION & SITUATION

The property is located on the main (A41) Tettenhall Road in Wolverhampton, which provides access to Junction 3 of the M54 as well as Wolverhampton City Centre (approximately ½ mile distant). It is situated in a popular mixed suburb of retailers and professional operators with the main ring road (A4150) linking all major route ways in and out of the City, this being only a short distance away.

The property comprises a three storey semi-detached premises with a mix of open plan and cellular offices over its 3 principal floors. Providing good quality space benefiting from carpeted floors, suspended ceilings with high quality lighting, perimeter trunking and gas central heating radiators.

No. 8 consists of self-contained office suites situated over 2 floors with the benefit of its own entrance and WC facilities. Potentially well suited for medical uses.

ACCOMMODATION AVAILABILITY

	<u>Sqft</u>	<u>Sqm</u>	<u>Rent</u>
Suite 1 (Ground Floor)	LET	LET	LET
Suite 2 (Ground Floor)	1,500	139.4	£22,500.00
Suite 3 (Ground Floor)	LET	LET	LET
Suite 4/5 (1 st & 2 nd Floor)	3,907	363.0	£58,605.00
No. 8	UNDER OFFER	UNDER OFFER	UNDER OFFER

TENURE

The premises are available TO LET on a full repairing Lease basis, for a term of years to be agreed.

RENT

From £22,500 per annum, payable quarterly in advance on the standard quarter days.

VAT

All costs/prices are exclusive of, but subject to, VAT if applicable.

BUSINESS RATES

Interested parties must satisfy themselves with the up-to-date rating assessment via the Valuation Office and in respect of actual Rates Liabilities and potential Reliefs available, with the Local Authority.

SERVICES (Not checked or tested)

Mains water, electricity, gas and drainage services are understood to be connected/available.

Interested parties are advised to make their own enquiries with the relevant utility companies.

ENERGY PERFORMANCE RATING

Energy Performance Asset Rating: E 114

PLANNING

We understand that the property has an established office use within Class E of the Town & County Planning (Use Classes) Order 2020.

Interested parties are advised to make their own enquiries with regard to the planning position with the Local Planning Authority.

LEGAL COSTS

Each party will be responsible for their own legal costs.

LOCAL AUTHORITY

The property is located within Wolverhampton City Council.

ANTI-MONEY LAUNDERING (AML)

We require two forms of identification and confirmation of funding, together with source of funding, from parties purchasing or leasing property, in addition to the usual references and credit checks.

VIEWING

Strictly by appointment with the sole Letting Agents:

Towler Shaw Roberts LLP
4 Tettenhall Road
Wolverhampton, WV1 4SA

Tel: 01902 421216

Email: Wolverhampton@tsrsurveyors.co.uk



Important Notice

"These particulars are issued on the distinct understanding that all negotiations are concluded through Towler Shaw Roberts LLP (or their joint agents where applicable). The property is offered subject to contract and is still being available at the time of the enquiry and no responsibility can be accepted for any loss or expenses incurred in viewing or otherwise. Towler Shaw Roberts LLP (and their joint agents where applicable) for themselves and for the vendors of the property whose agents they are, given notice that: (i) These particulars are a general outline only for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract; (ii) Towler Shaw Roberts LLP cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other detail contained herein and prospective purchasers or tenants must not rely on them as statements of fact or representations and must satisfy themselves as to their accuracy; (iii) No employee of Towler Shaw Roberts LLP (and its subsidiaries and their joint agents where applicable) has any authority to make or give any representation or warranty or enter into any contract whatever in relation to the property; (iv) Towler Shaw Roberts LLP (and its subsidiaries where applicable) will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars, and (v) The reference to any plant, machinery, equipment, services, fixtures or fittings at the property shall not constitute a representation (unless otherwise stated) as to its state or condition or that it is capable of fulfilling its function. Prospective purchasers/tenants should satisfy themselves as to the fitness of such items for their requirements."