

TO LET OFFICES

TSR

TOWLER SHAW ROBERTS

ALL-INCLUSIVE FURNISHED OFFICES



Crescent House
Broad Street
Bilston
WV14 0BZ

- Office suites available from 116 sqft to 2,256 sqft
- Fully furnished with utilities included in the rent
- Situated within walking distance of Bilston Town Centre
- Roadside parking available
- **All-inclusive Rents from £350.00 per month**

Call 01902 421216

www.tsrsurveyors.co.uk

REGIONAL COVERAGE...LOCAL EXPERTISE

Shrewsbury | Telford | Wolverhampton

Location

The property is located on Broad Street, approximately ½ mile from Bilston Town Centre.

Wolverhampton City Centre is around 2.5 miles to the North West, with Junction 10 of the M6 is approximately 6 miles to the North East via the Black Country Route (A463).

Description

The refurbished self-contained office building, being of brick construction, with the accommodation arranged over two floors.

The property benefits from gas central heating throughout, as well as WC's and kitchen facilities on both floors.

The offices are a mix of cellular and open-plan suites.

The Ground Floor measuring approx. 2,256 sqft offers versatile commercial space that could be utilised for a range of uses.

Parking is available on the adjacent roads.



For Reference purpose only

Scale: Not to Scale

Accommodation / Rent

	Sqft	Sqm
Ground Floor	2,256	210
First Floor		
Office Suite 1	LET	LET
Office Suite 2	LET	LET
Office Suite 3	116	10.8
Office Suite 4	LET	LET
Office Suite 5	LET	LET
Office Suite 6	LET	LET
Office Suite 7	131	12.2

All inclusive rents from £350.00 per month.

Services (Not Checked or Tested)

We are advised that the mains water, electricity, gas and drainage are connected or available. However, interested parties are advised to check the position with their advisors/contractors.

Tenure

The office suites listed above are available on a new lease on terms to be agreed.

Energy Performance Rating – D92

4 Tettenhall Road, Wolverhampton, West Midlands, WV1 4SA
Tel: 01902 421216

Also at

TSR House

Brassey Road, Old Potts Way, Shrewsbury, Shropshire SY3 7FA
Tel: 01743 243900

Also at

Unit 8, Hollinswood Court

Stafford Court, Telford, Shropshire TF3 3DE
Tel: 01952 210222

Planning

Interested parties are advised to make their own enquiries with the local planning authority in respect of their own proposed use of the property.

Local Authority

The property is located within Wolverhampton Council.

Legal Costs

Each party will be responsible for their own legal costs.

Anti-Money Laundering (AML) Regulations

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.

VAT

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

Viewing

Strictly by appointment with Towler Shaw Roberts, Wolverhampton Office on 01902 421216. Or email wolverhampton@tsrsurveyors.co.uk.

July 2022

Consumer Protection from Unfair Trading Regulations 2008

"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, give 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."