

# TO LET

# TSR

TOWLER SHAW ROBERTS

## NEWLY REFURBISHED OFFICE SUITE



**SOUTH STAFFS COUNCIL  
OFFICES  
WOLVERHAMPTON ROAD  
CODSALL  
WV8 1PX**

- Newly refurbished office within the South Staffordshire District Council Office Building
- Office Suite available approx. 484 sqft (45 sqm)
- Free on-site car parking
- Close to local amenities, including rail and bus links
- **Rent: £11,140 per annum inclusive**

## Call 01902 421216

[www.tsrsurveyors.co.uk](http://www.tsrsurveyors.co.uk)

REGIONAL COVERAGE...LOCAL EXPERTISE

Shrewsbury | Telford | Wolverhampton

## Location

Located within the South Staffordshire Council Office building, the premises are approximately 6 miles north-west of Wolverhampton City Centre and 3 miles south of the M54, providing direct access to Shrewsbury, Telford and Birmingham via the M6. The property further benefits from excellent transport links with Bilbrook train station only approx. 0.3 miles away (7 minute walk) and Codsall train station 0.7 miles away (13 minutes walk).

## Description

The Council Offices have recently undergone a £10m refurbishment. The Hub is now home to over 26 organisations which include; a library, Russell's House GP Practice, Codsall Community Nursery, The Hub Café and a number of office-based businesses.

All-Inclusive office suite available within the Hub approx. 484 sqft (45 sqm). The building offers facilities such as on-site parking, meeting rooms to hire, and an on-site café.

## Accommodation

### Second Floor

Suite SF 014

Sqft Sqm

484 45

### 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 premises are available to let on a new lease/s for a term of years to be agreed.

### Rent

Suite SF 014

£11,140 per annum inclusive.

### 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.

### Planning

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



## Local Authority

The property is located within the South Staffordshire District

## EPC

Available upon request.

## Legal Costs

In the event of a lease being granted each party is to 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. We understand the Landlord has elected to charge VAT.

## Viewing

Strictly by appointment with:

Towler Shaw Roberts, Wolverhampton Office on 01902 421216.  
Or email [wolverhampton@tsrsurveyors.co.uk](mailto:wolverhampton@tsrsurveyors.co.uk).

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Tel: 01902 421216

Also at  
TSR House  
Brassey Road, Old Potts Way, Shrewsbury, Shropshire SY3 7FA  
Tel: 01743 243900

Also at  
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Stafford Court, Telford, Shropshire TF3 3DE  
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### Consumer Protection From Unfair Trading Regulations 2008

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