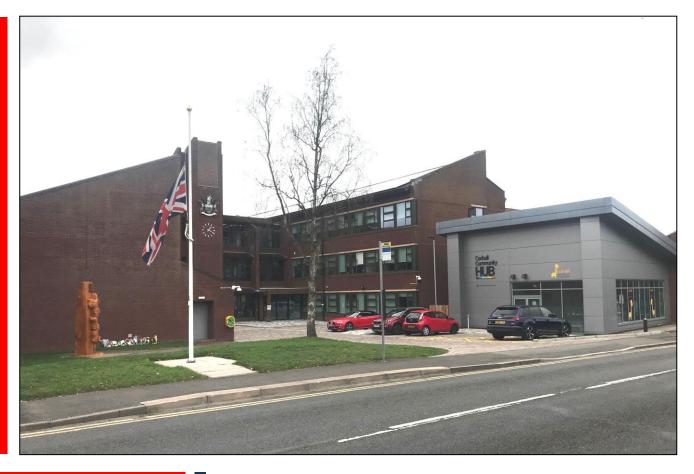
TO LET



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

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

	Sqft	Sqr
Second Floor		
Suite SF 014	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

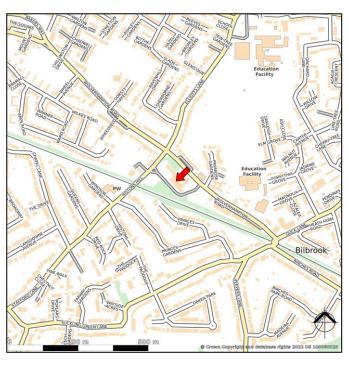
£11,140 per annum inclusive.

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.

January 2024

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

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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, 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 contact; (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.

