

# TO LET

# TSR

TOWLER SHAW ROBERTS

## OFFICE SUITE LOCATED IN THE CITY CENTRE



**3<sup>rd</sup> Floor Office**  
**29 Waterloo Road**  
**Wolverhampton**  
**West Midlands**  
**WV1 4DJ**

- **3<sup>rd</sup> Floor office suite available**
- **Mix of open plan and private offices**
- **Approx. 1,930 sqft (179.3 sqm)**
- **Parking available for additional charges**
- **Located in a recognised City Centre office location**
- **Rent: £15,600 per annum exclusive**

## Call **01902 421216**

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

## Location

This attractive office building is located in a prominent position fronting Waterloo Road falling within one of the most established professional office areas of the city of Wolverhampton.

It is close to the main Ring Road system, providing immediate access to main arterial routes out of the city. The M6 Motorway being easily accessible via Junction 10, approximately 7 miles to the east, and Junction 2 of the M54 Motorway approximately 4 miles to the north. The city is well served by public transport links, with the train station being within a fifteen-minute walking distance. Public multi-storey and on-street car parking is available in the vicinity.

## Description

The suite forms part of a modern 4 storey purpose-built office premises with on-site parking. Accessed off Waterloo Road, the suite has been modernised and benefit from fitted window blinds, gas central heating radiators, perimeter trunking, suspended ceiling with new LED lighting and carpeted floors. Staff facilities are via shared male and female WC's and shared kitchen facilities.

On-site car parking is available at an additional charge.

## Accommodation (GIA)

	Sqft	Sqm
Third floor office area	1,930	179.30

## Services (Not Checked or Tested)

We are advised that the mains water, three phase electricity, gas and drainage are connected or available. However, interested parties are advised to check the position with their advisors/contractors. The suites have their own gas fired boiler and radiator heating system.

## Rent/Price

£15,600 per annum exclusive

## Business Rates

At the date of printing, the property was assessed on the Valuation Officer's website for the 2017 Rating List as follows:  
Description – Office and Premises  
Rateable Value (3<sup>rd</sup> Floor) - £17,500

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.

## Energy Performance Rating – C63

4 Tettenhall Road, Wolverhampton, West Midlands, WV1 4SA  
Tel: 01902 421216 Fax: 01902 426234

Also at  
TSR House  
Brassey Road, Old Potts Way, Shrewsbury, Shropshire SY3 7FA  
Tel: 01743 243900 Fax: 01743 243999

Also at  
Unit 8, Hollinswood Court  
Stafford Court, Telford, Shropshire TF3 3DE  
Tel: 01952 210222 Fax: 01952 210219



For Reference purpose only

Scale: Not to Scale

## Tenure

The premises are available To Let on a new full/internal repairing and insuring Lease basis for a term of years to be agreed.

## Service Charge

A service charge will be levied for the recovery of the landlord's expenditure in maintaining common parts of the building.

## 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 City Centre.

## Legal Costs

The incoming tenant will be responsible for payment of the Landlord's legal costs including Stamp Duty and VAT in connection with the grant of a Lease.

## 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](mailto:wolverhampton@tsrsurveyors.co.uk)

## Important Notice

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June 2024