



Rear Offices, Council Chambers, Civic Centre Gravel Hill, Wombourne, Wolverhampton, Staffordshire WV5 9HA

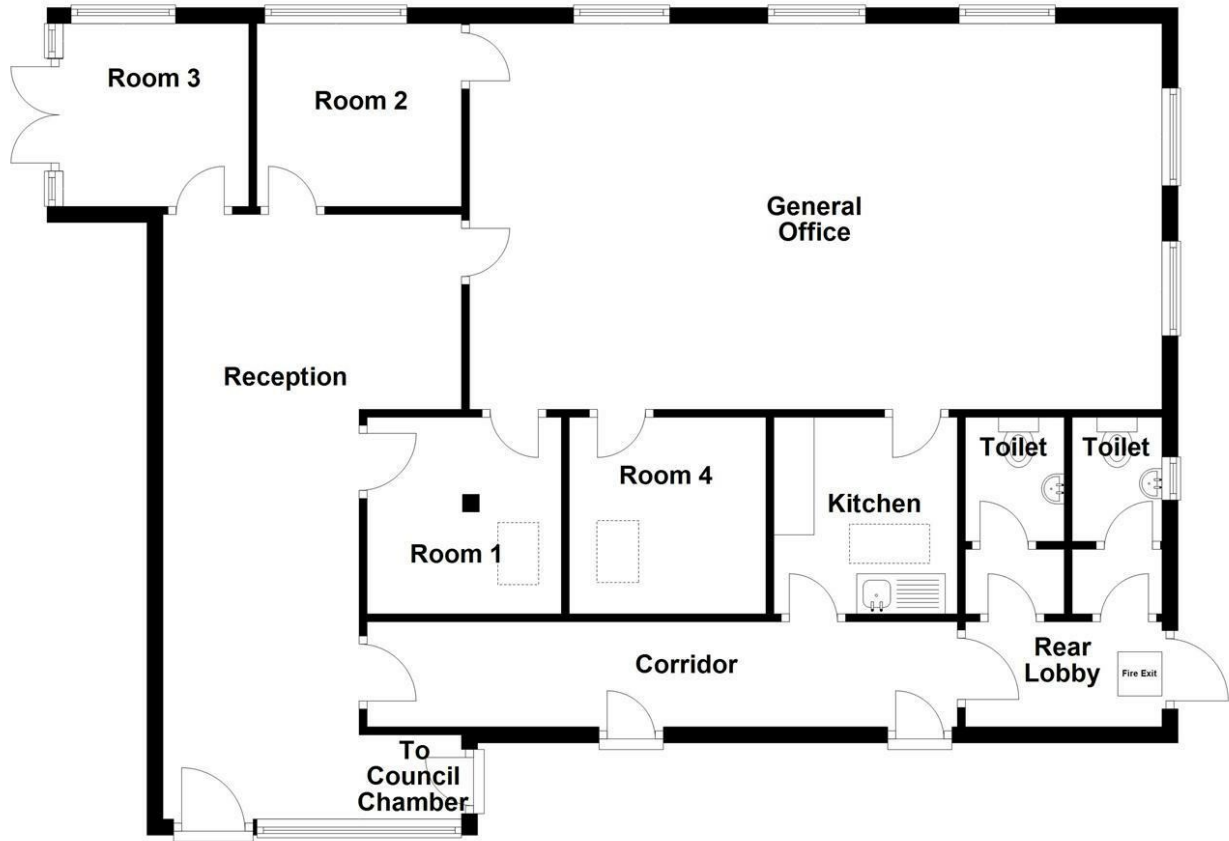
****IMMEDIATE AVAILABILITY**** Spacious Office Suite, formerly the Citizens Advice Bureau situated adjacent to the Civic Centre building in the heart of the village centre with ample communal parking facility provided close by. The suite is located in a separate detached building save for the Council Chamber which is being retained for use by the Parish Council as required. The accommodation is self contained with toilets and kitchen facilities. The main accommodation has a net internal floor area of about 92 sq. m (approx. 990 sq. ft.) and is centrally heated. It includes:

Reception/Waiting Area: 24'8" x 12'2" (max) 8'0" (min) (7.52m x 3.72m, 2.46m) Area: 21.7 sq. m;
General Office: 28'3" x 15'8" (8.63m x 4.80m) Area: 41.4 sq. m;
Office 1: 8'0" x 8'0" (2.42m x 2.42m) Area: 5.9 sq. m;
Office 2: 8'6" x 7'5" (2.59m x 2.26m) Area: 5.9 sq. m;
Office 3: 7'7" x 7'4" (min) (2.33m x 2.25m) Area: 5.2 sq. m;
Office 4: 8'0" x 7'10" (2.42m x 2.41m) Area: 5.9 sq. m;
Kitchen: 8'0" x 8'0" (2.42m x 2.42m) Area: 5.9 sq. m;
Ladies and Gents Toilets; Storage Rooms; New solar panels recently fitted. Rateable Value: £12,000 (Small business relief may apply - Contact South Staffordshire District Council for more information). Would suit a variety of

£14,500 Per Annum

Ground Floor

Approx. 116.9 sq. metres



Total area: approx. 116.9 sq. metres

Floor plan for illustration purposes only - NOT TO SCALE (floor areas approximate only)
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	