

ONE CHARTER COURT

6,030 SQ FT -
12,302 SQ FT

**PRIME OFFICE
BUILDING TO LET/
MAY SELL**

Outstanding commercial location with excellent access to the M54, M5, M6, M6 Toll and national motorway network

Generous on-site parking provision

A contemporary building fitted to a good specification

Established Business Park

Amenities include nearby Nuffield Health Fitness and Wellbeing Gym
Greggs, Costa Coffee and Asda



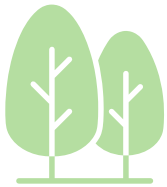
**WOLVERHAMPTON
BUSINESS PARK
WV10 6TD**

ABOUT ONE CHARTER COURT

One Charter Court is a prime office building situated on a well-established business park just a few miles from Wolverhampton city centre and adjacent to Junction 2 of the M54. It offers easy access to the wider West Midlands and national motorway network.

The building provides two storeys of predominantly open plan accommodation, alongside a modern and welcoming reception area, staff breakout space and partitioned meeting rooms.

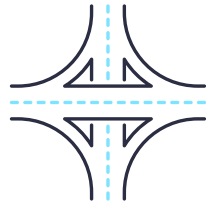
It is this combination of attractive, flexible workspace and unrivalled connectivity that makes One Charter Court such a compelling proposition.



Established
Business Park

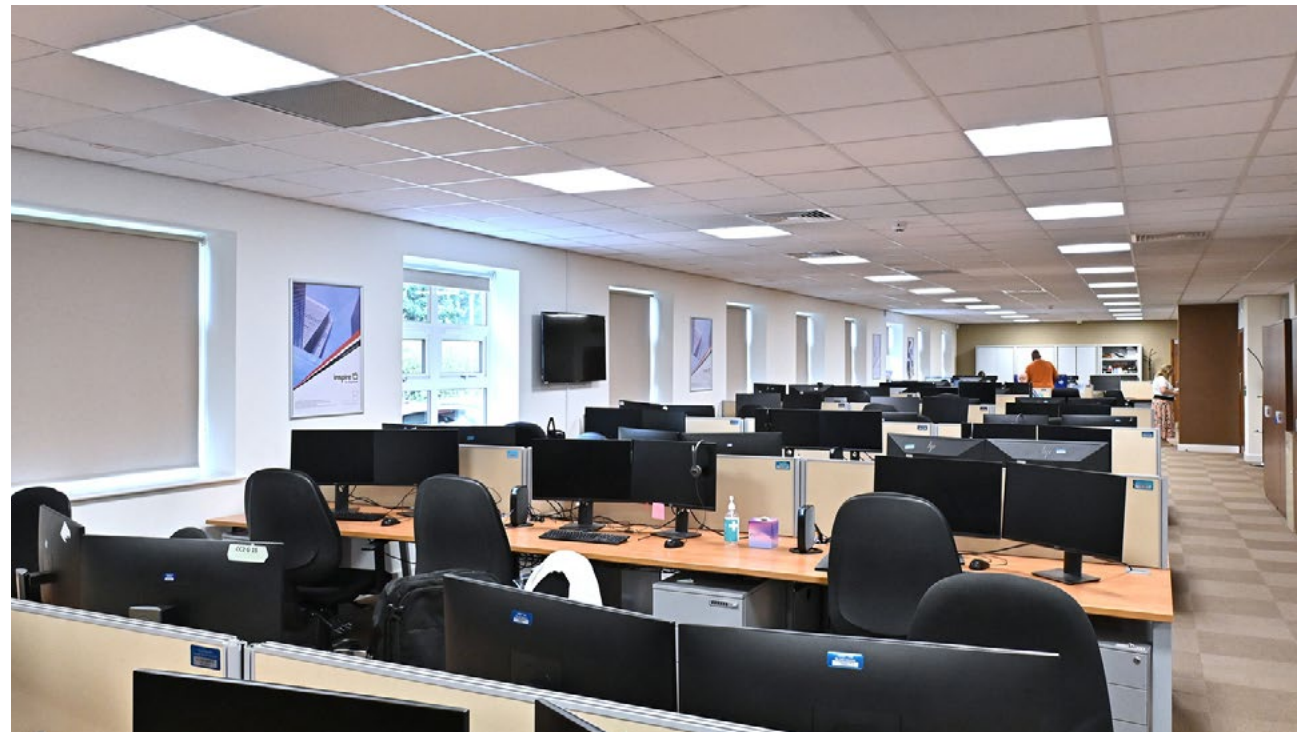


Generous
parking
provision



Excellent access to
the West Midlands
motorway network

**6,030 - 12,302
SQ FT**

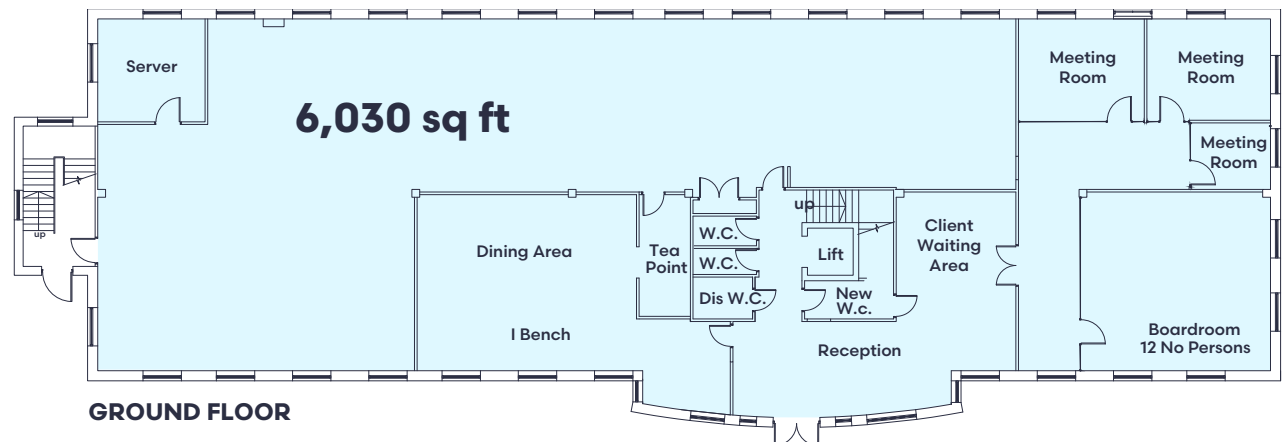
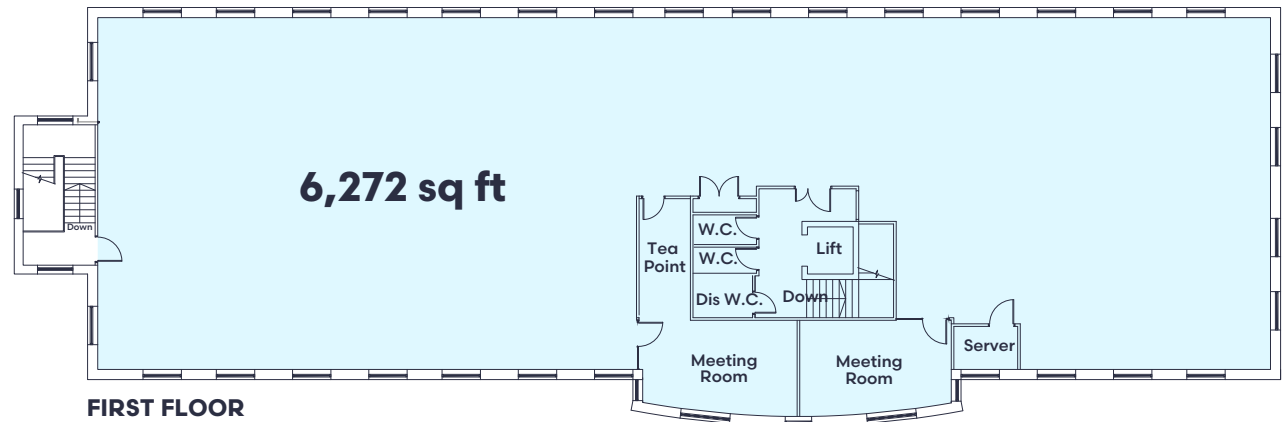


ACCOMMODATION

ONE CHARTER COURT

The building is part of a courtyard scheme built in 2005. One Charter Court offers self-contained two storey offices offering predominantly open plan accommodation with private meeting rooms.

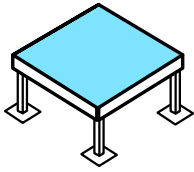
	Sq Ft	Sq M
First Floor	6,272	582.7
Ground Floor	6,030	560.2
Total	12,302	1,142.9



SPECIFICATION

ONE CHARTER COURT

The specification includes:



Fully accessible
raised floors



Suspended ceilings
with LED lighting



Barrier-controlled
49-space car park with
1 EV charging point



Open plan
accommodation



Passenger lift



Partitioned
meeting rooms



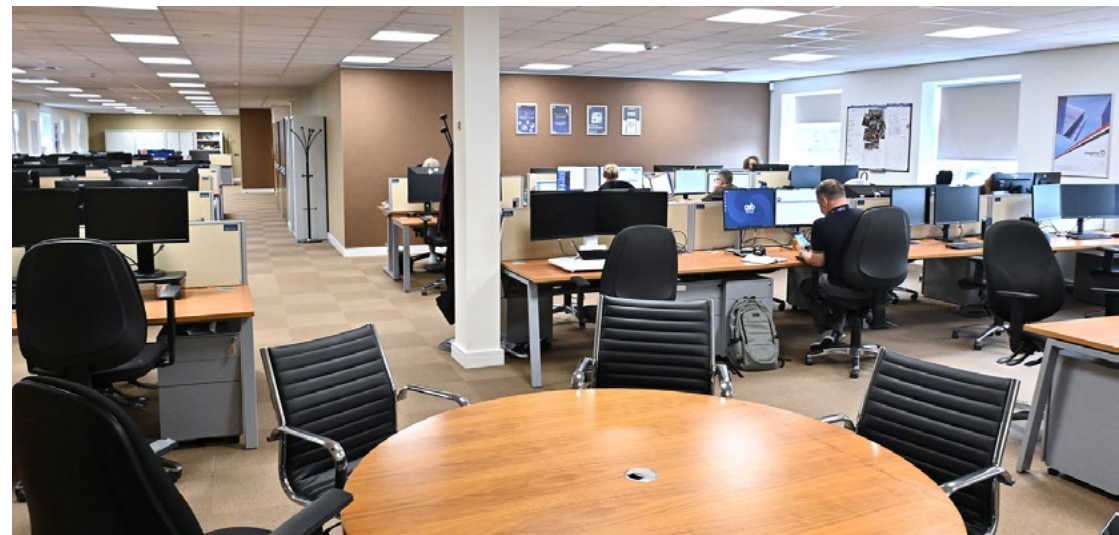
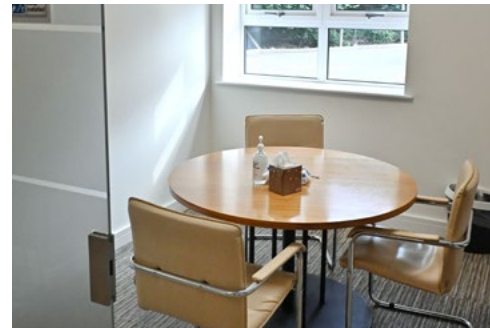
On-site cycle
storage



Shower and
changing facilities



Comfort cooling





Collins Aerospace
An RTX Business

i54
SOUTH STAFFORDSHIRE

JAGUAR

LAND-ROVER

COSTA

GREGGS

PORSCHE

Nuffield Health
For the love of life®

Premier Inn

Beefeater

Bromford.

King & Moffatt
PROPERTY SERVICES

**ONE
CHARTER
COURT**

M54 J2

LOCATION WOLVERHAMPTON

Wolverhampton is a regional city located in the heart of the West Midlands, 15 miles northwest of Birmingham.

Wolverhampton Business Park is situated at Junction 2 of the M54 motorway, approximately 4 miles north of Wolverhampton city centre.

The M6 and M6 Toll provide onward access to the wider Midlands motorway network including the M1, M5, M40 and M42.

The business park has integrated transport links with a bus route running from Wolverhampton City Centre to Stafford where the mainline railway station has frequent direct services to Birmingham New Street, Manchester and London Euston.

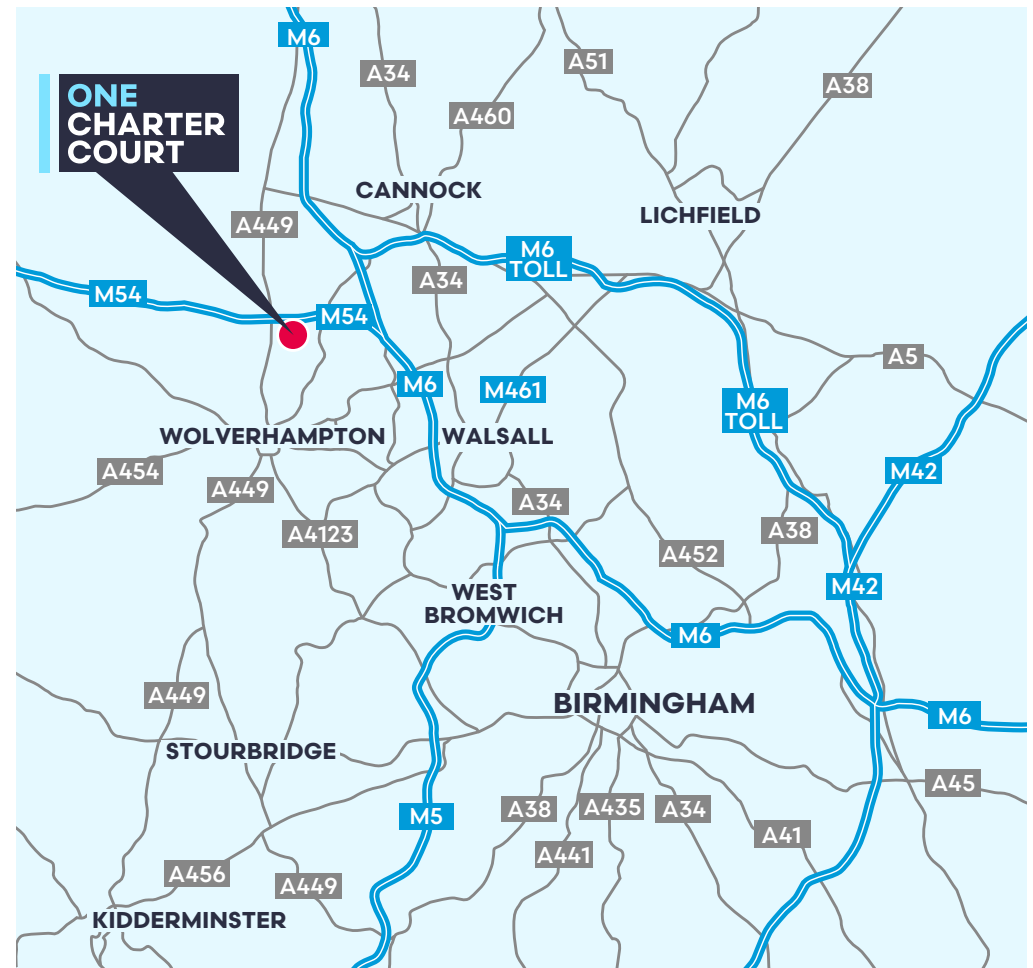


From Charter Court	Drive Times	Distance
Wolverhampton City Centre	15 mins	3.7 miles
Birmingham	33 mins	19.6 miles
Birmingham Airport	40 mins	31.8 miles
East Midlands Airport	57 mins	46.9 miles
Manchester	1 hr 31 mins	72.1 miles
London	3 hrs	146 miles



From Wolverhampton	Travel Time
To Birmingham New Street	17 mins
To Manchester Piccadilly	1 hr 10 mins
To London Euston	1 hr 55 mins

WHAT3WORDS
///gently.shield.bound



TERMS

Upon application.

EPC

B(50)

VAT

All figures quoted are exclusive of VAT which is applicable.

SERVICE CHARGE

A service charge is payable towards the cost of maintaining the external and estate common areas. Further details are available upon request.

BUSINESS RATES

Rateable Value - £177,000

Interested parties are advised to make their own enquiries with the local authority (Wolverhampton) for verification purposes.

VIEWINGS

Strictly by appointment via the joint agents JLL/Bulleys.

ANTI-MONEY LAUNDERING

Interested parties will be required to provide anti-money laundering information in accordance with HMRC regulations when heads of terms agreed.

CONTACT INFORMATION



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BULLEYS

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