

TWO CHARTER COURT

5,137 SQ FT -
10,515 SQ FT

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

Established modern commercial building 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

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



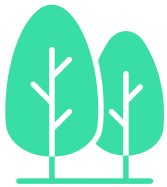
**WOLVERHAMPTON
BUSINESS PARK
WV10 6TD**

ABOUT TWO CHARTER COURT

Two Charter Court is a premier office building within a well-established business park, just four miles from the centre of Wolverhampton. It is strategically located adjacent to Junction 2 of the M54. It offers effortless access to the wider West Midlands and national motorway network.

The building boasts two spacious floors of open-plan work areas, complemented by a contemporary and inviting reception area, dedicated staff breakout space and private meeting rooms.

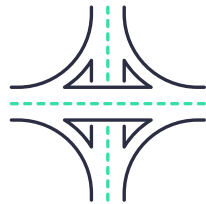
It is this blend of appealing, adaptable workspace and unparalleled connectivity that makes Two Charter Court so attractive.



Established
Business Park

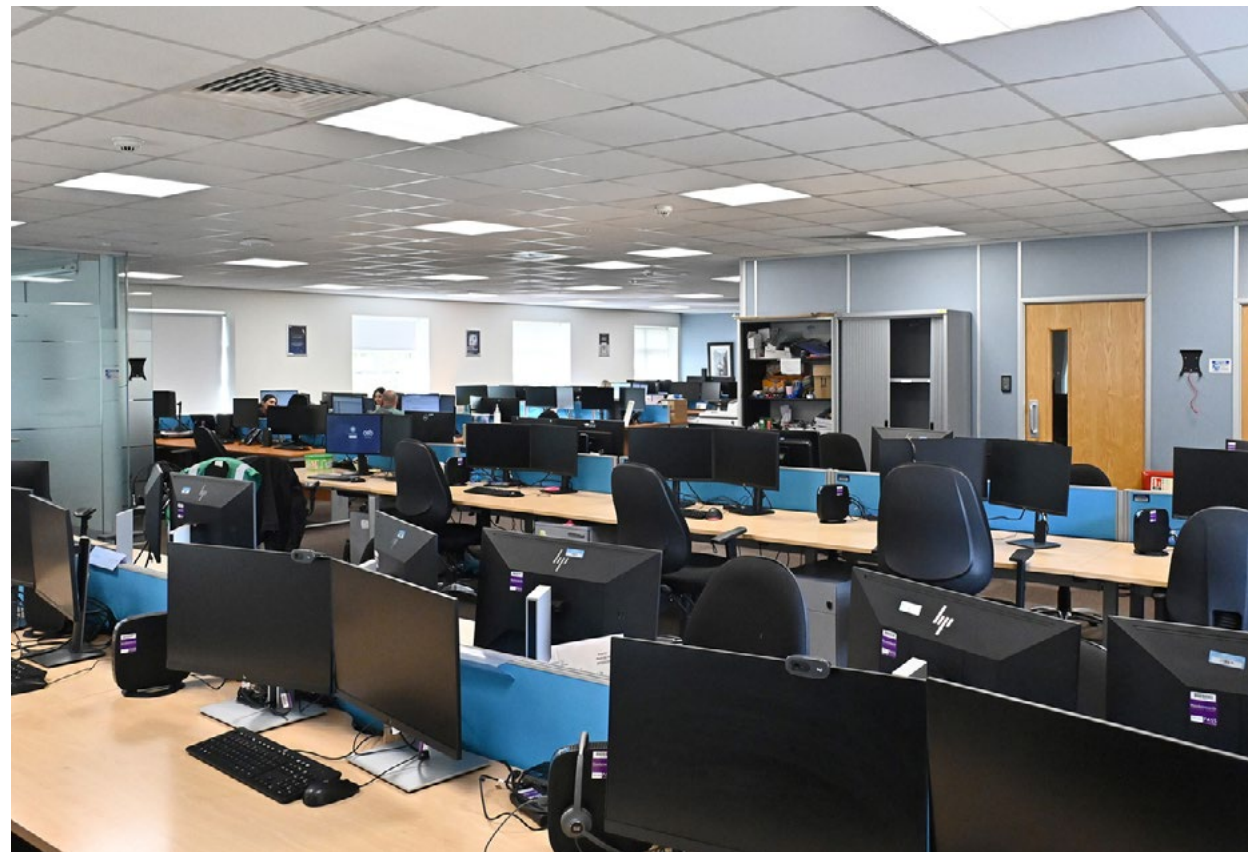


Generous
parking
provision



Excellent access to
the West Midlands
motorway network

**5,137 - 10,515
SQ FT**



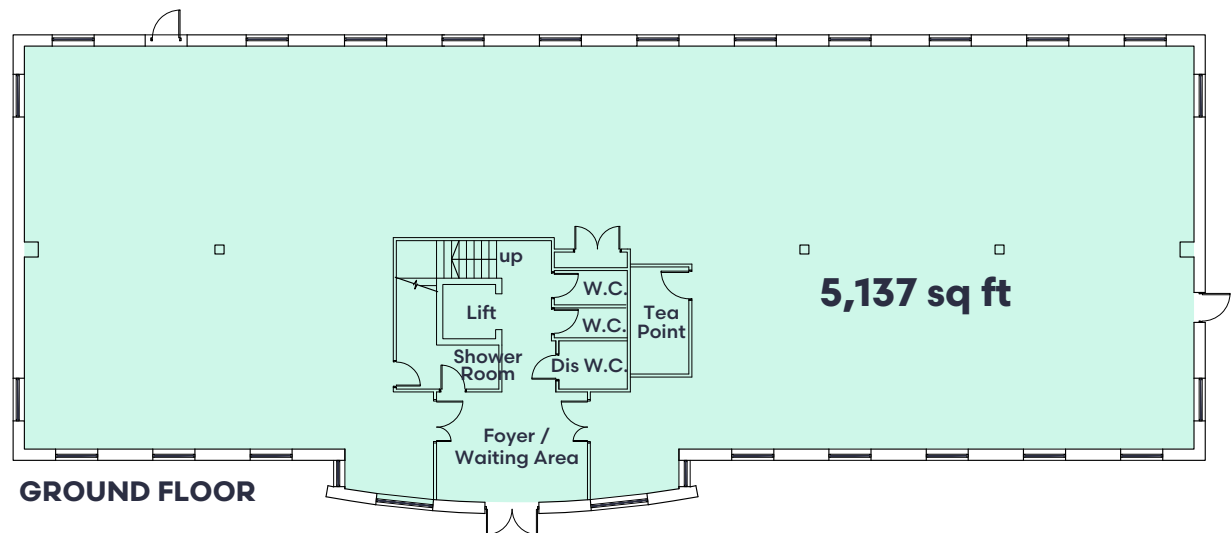
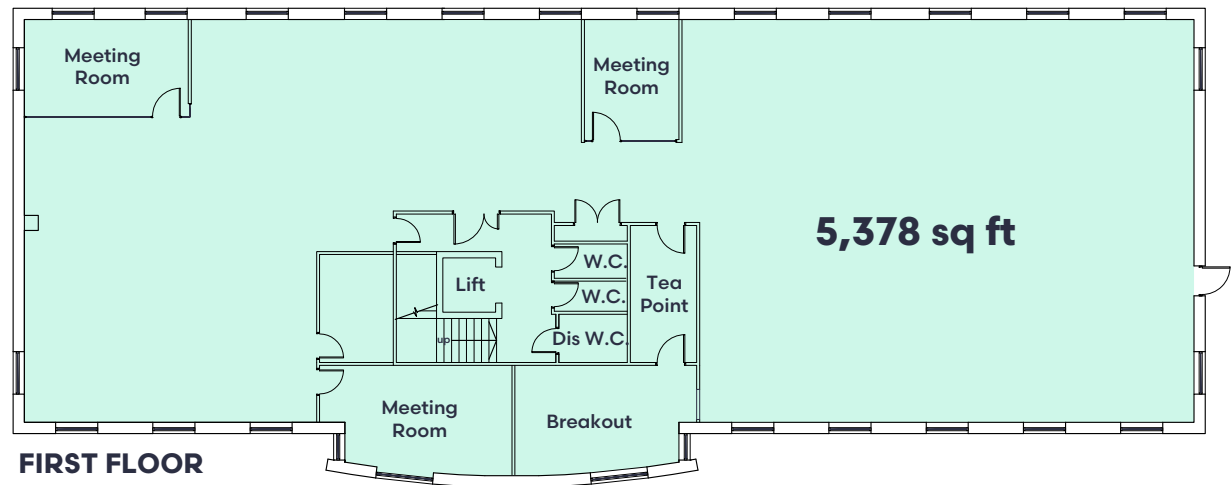
ACCOMMODATION

TWO CHARTER COURT

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



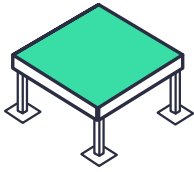
	Sq Ft	Sq M
First Floor	5,378	499.6
Ground Floor	5,137	477.2
Total	10,515	976.8



SPECIFICATION

TWO CHARTER COURT

The specification includes:



Fully accessible
raised floors



Suspended ceilings
with LED lighting



Barrier-controlled
41-space car park



Open plan
accommodation



Passenger lift



Partitioned
meeting rooms



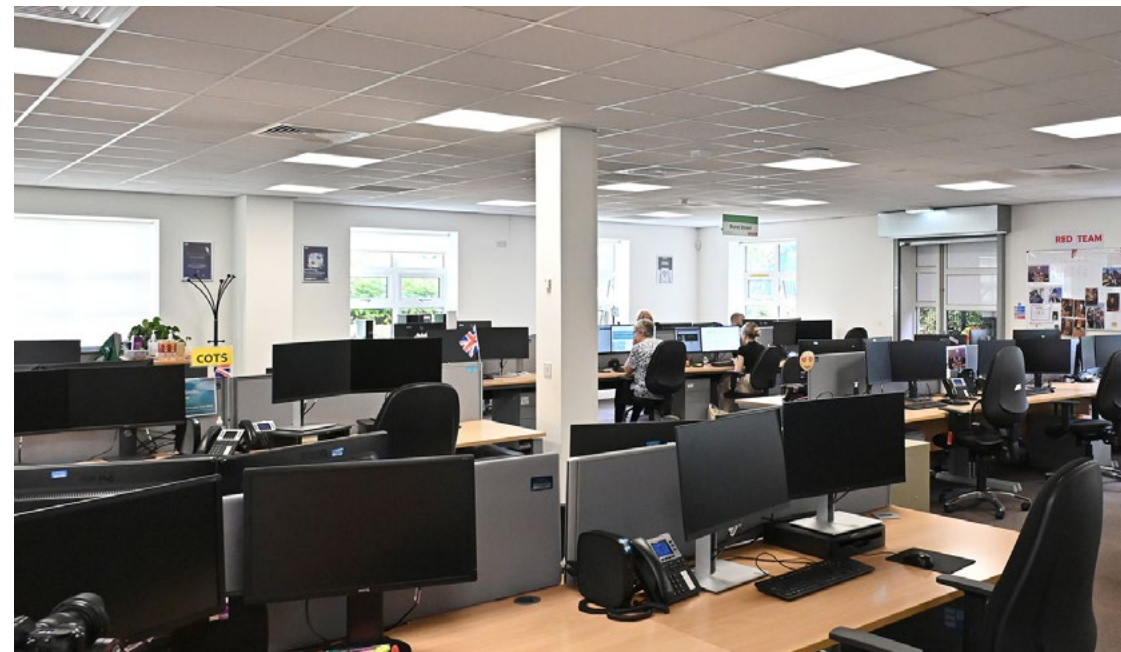
On-site cycle
storage



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

**TWO
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.



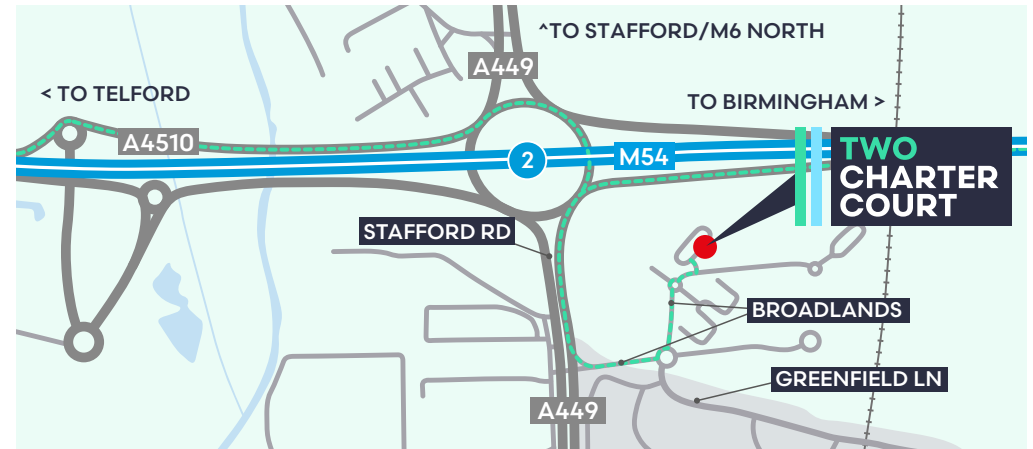
From Charter Court	Drive Times	Distance
Wolverhampton City Centre	15 mins	3.7 miles
Birmingham	33 mins	19.6 miles
Birmingham Airport	40 mins	31.8 miles
East Midlands Airport	57 mins	46.9 miles
Manchester	1 hr 31 mins	72.1 miles
London	3 hrs	146 miles



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

///demand.trendy.cloud



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 - £161,000

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



STEVEN HANNAFORD

07935 354 501

steven.hannaford@jll.com

BULLEYS

CHARTERED SURVEYORS
bulleys.co.uk

ROD SPIBY

07970 283 704

rod.spiby@bulleys.co.uk

JLL and Bulleys for themselves and for the vendors or lessors of this property whose agents they are, give notice that:- a. the particulars are set out as a general outline only for guidance and do not constitute, nor constitute part of, an offer or contract; b. all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are believed to be correct, but any intending purchasers, tenants or third parties should not rely on them as statements or representations of fact but satisfy themselves that they are correct by inspection or otherwise; c. no person in the employment of JLL and Bulleys has any authority to make or give any representation or warranty whatever in relation to the property; d. Any images may be computer generated. Any photographs show only certain parts of the property as they appeared at the time they were taken. Subject to Contract.

Crafted by Core. core-marketing.co.uk February 2025

