

OFFICE, RETAIL | TO LET



50 QUEEN STREET, WOLVERHAMPTON, WV1 3BJ

200 TO 1,400 SQ FT (18.58 TO 130.06 SQ M)

SIDDALL JONES
COMMERCIAL PROPERTY CONSULTANCY

Beautifully Restored Grade II Listed Studio & Office Space In Wolverhampton City Centre Offering Character, Style & Modern Workspace

- Grade II* Listed Building
 - Character Studio & Office Suites
 - Ground & First Floor Accommodation
 - Striking Mezzanine Levels
 - Exceptional Period Features
 - Café Opportunity Available
 - Prime City Centre Location
 - Excellent Rail & Metro Connections
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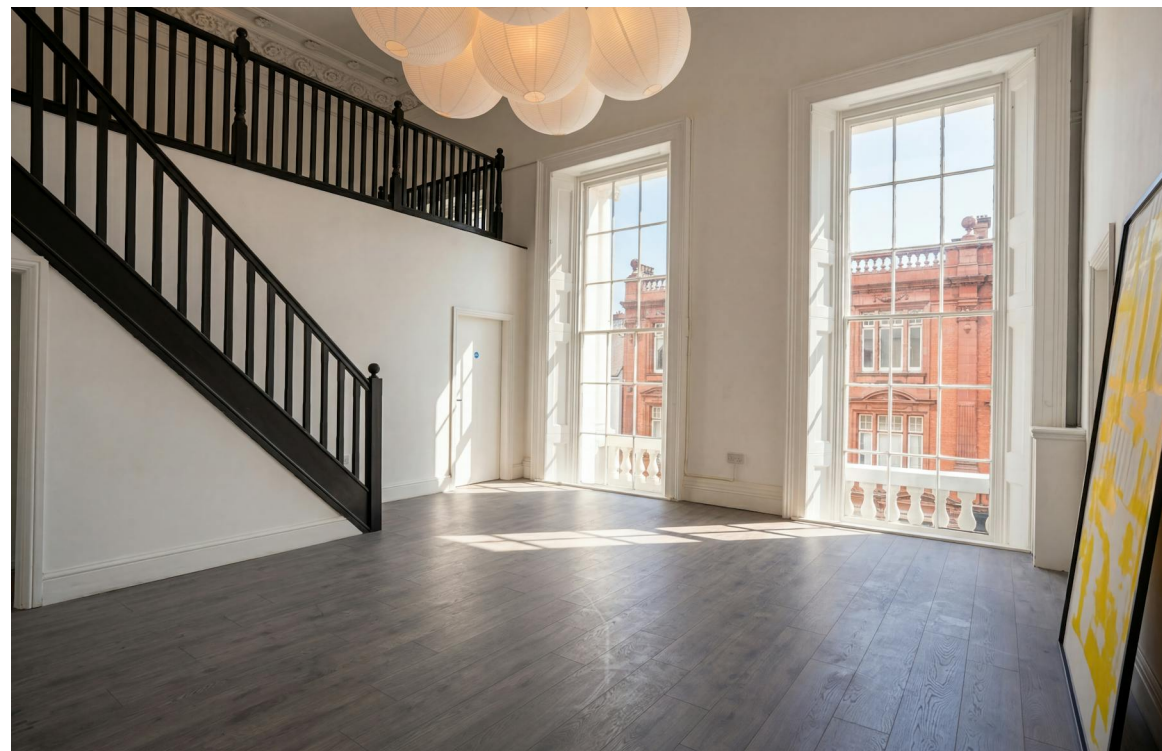
DESCRIPTION

The former Courthouse comprises an exceptional collection of studio and office accommodation within one of Wolverhampton's most distinguished Grade II* Listed buildings. Following a sympathetic refurbishment, the building has been thoughtfully restored to preserve its historic character whilst delivering contemporary workspace suitable for a wide range of occupiers.

Accommodation is arranged across the ground and first floors, offering a variety of open plan studio and office suites of differing sizes. The ground floor provides expansive open plan accommodation together with an opportunity for a café or complimentary leisure use, creating a vibrant environment for occupiers and visitors alike. The first floor comprises a range of distinctive studio and office suites, many benefitting from striking mezzanine levels that maximise the impressive floor-to-ceiling heights.

Throughout the building, occupiers will benefit from an abundance of natural light via large original sash windows, exceptional ceiling heights, restored decorative cornicing, contemporary lighting, quality flooring and a wealth of original architectural features, creating an inspiring working environment that seamlessly combines heritage with modern design.

The property is ideally suited to creative industries, design studios, architects, media companies, professional practices, technology businesses and occupiers seeking high-quality workspace with character in a prime city centre location.

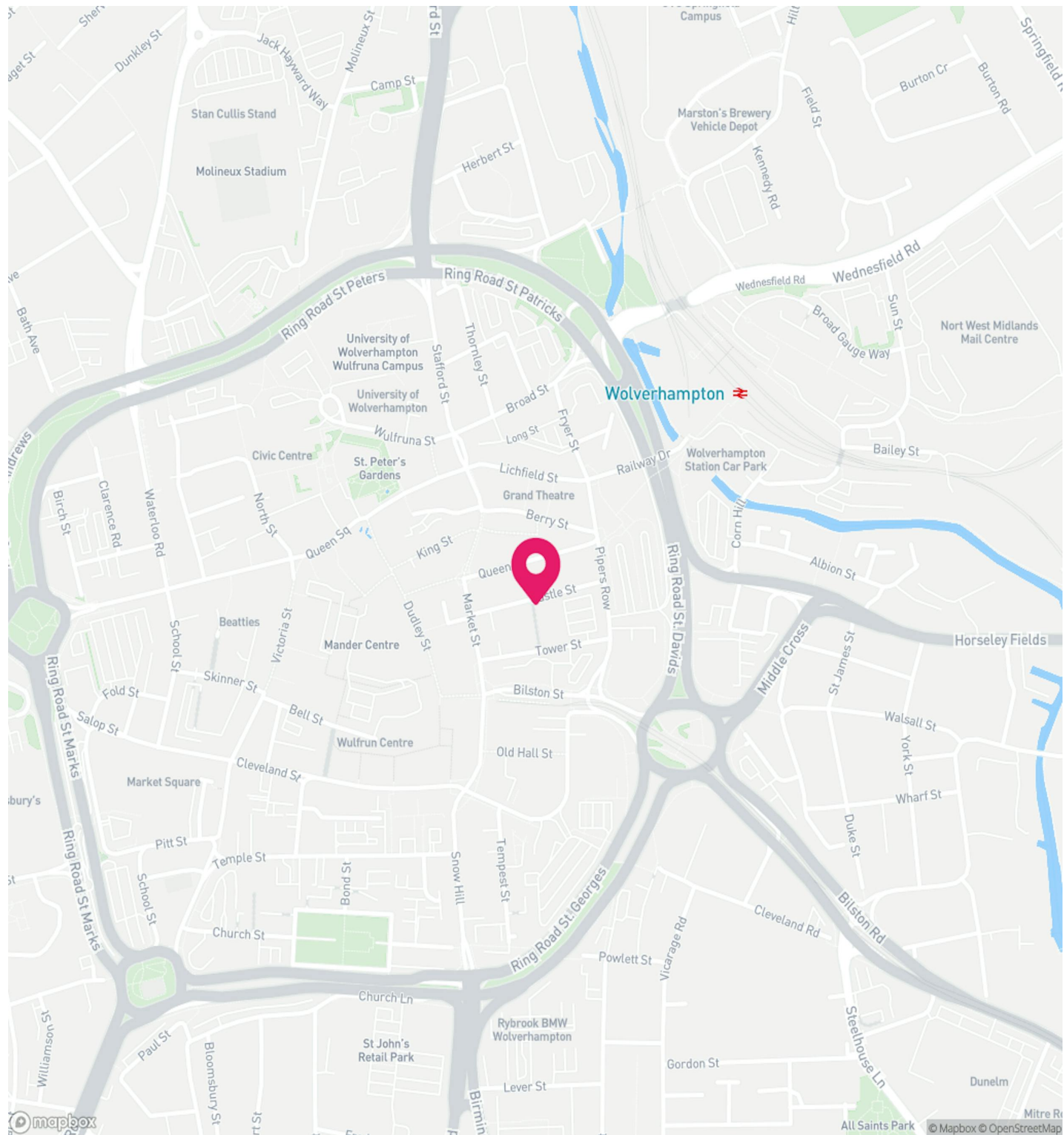


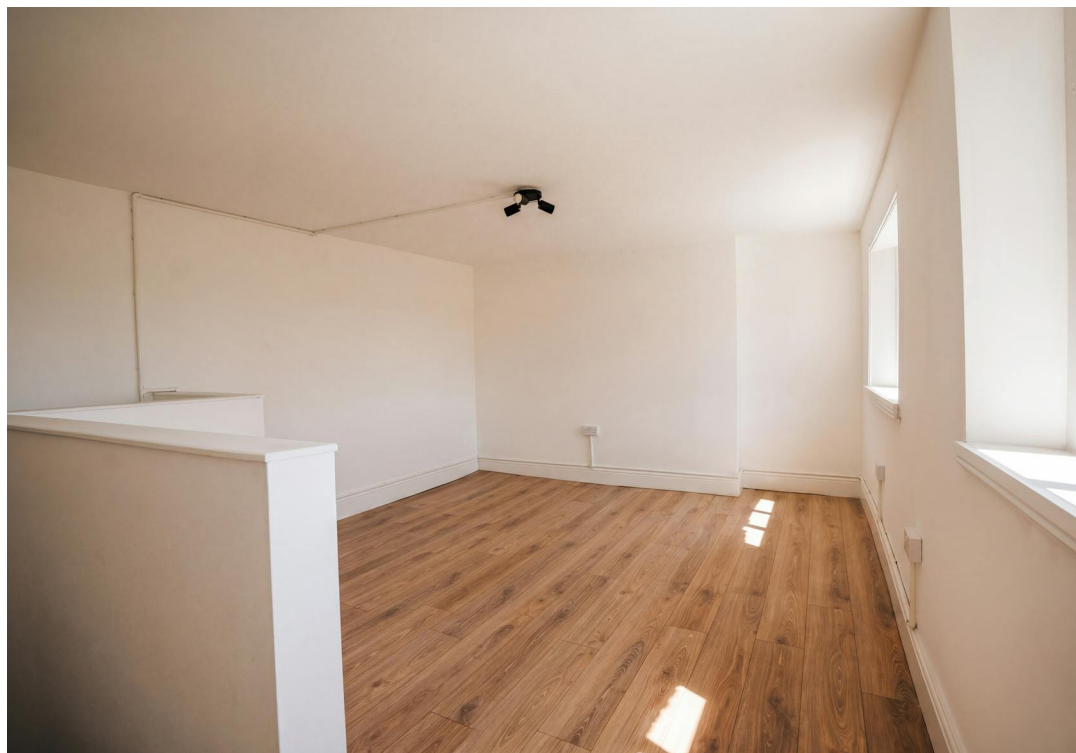
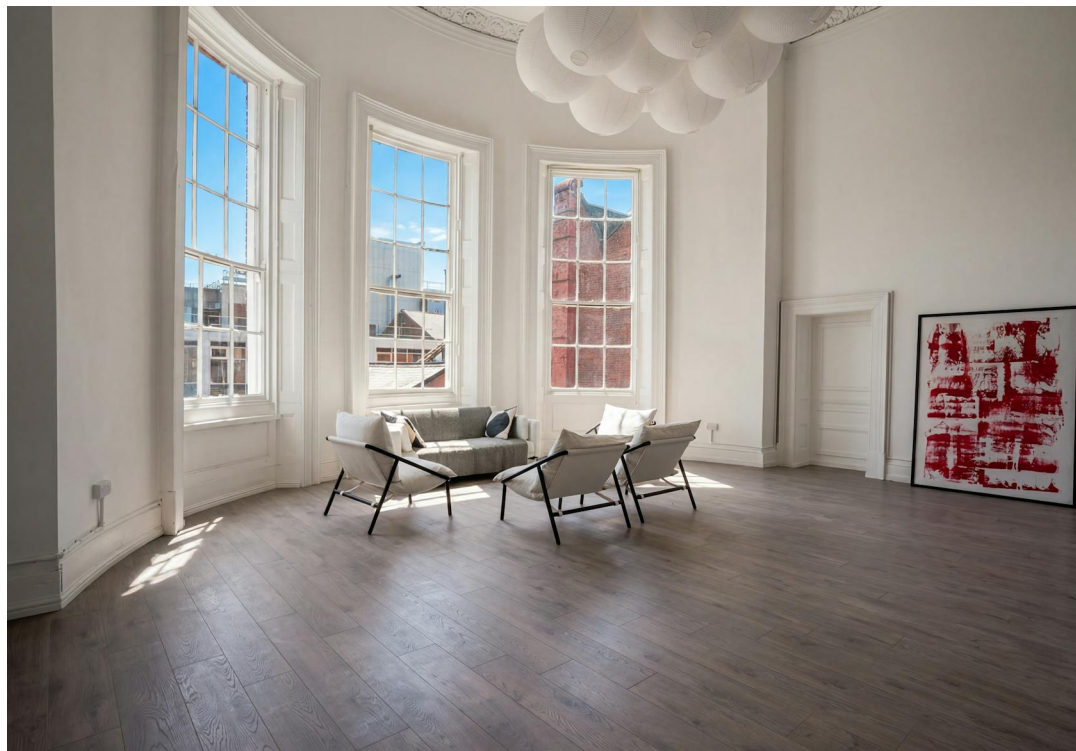
LOCATION

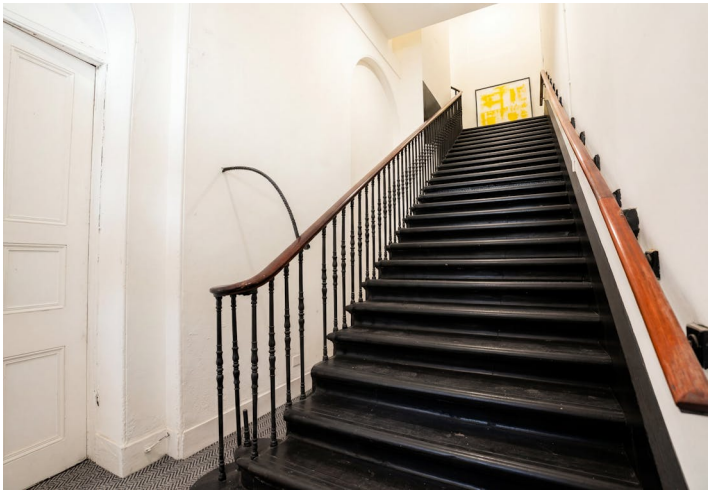
The property occupies a prominent position in the heart of Wolverhampton City Centre, providing immediate access to the city's extensive retail, leisure and professional amenities.

The property benefits from exceptional connectivity, being less than a five-minute walk from Wolverhampton's railway station, central bus station and the West Midlands Metro terminus. Wolverhampton Railway Station provides direct services to Birmingham, with London Euston and Manchester Piccadilly both accessible in under 1.5 hours. The property also enjoys excellent road communications, with convenient access to the A449, A41, A454, Black Country Route (A463) and the wider motorway network via Junctions 10 and 11 of the M6.

Wolverhampton continues to benefit from significant public and private sector investment, with ongoing regeneration projects strengthening its position as a thriving commercial and cultural destination. The city is home to a diverse business community, the University of Wolverhampton, and a growing creative sector, making the property an ideal base for businesses seeking a distinctive and well-connected working environment.







AVAILABILITY

Name	Rent	Availability
Unit - Retail	£10,800 /annum	Available
Unit - 1 (Ground)	£22,000 /annum	Available
Unit - 2 (Ground)	£13,200 /annum	Available
Unit - 3 (Ground)	£8,800 /annum	Available
Unit - 4 (First)	£22,000 /annum	Available
Unit - 5 (First)	£26,400 /annum	Available
Unit - 6 (First)	£30,800 /annum	Available
Unit - 7 (First)	£11,000 /annum	Available

TERMS

The property is available by way of a new lease, with the length of term to be agreed and rent payable quarterly in advance. Annual licence agreements may also be available, subject to terms.

SERVICE CHARGE

None payable.

SECURITY DEPOSIT

A security deposit will be required. Further information is available upon application.

VAT

All prices are quoted exclusive of VAT, which we understand is not payable.

AVAILABILITY

The property is available immediately upon completion of legal formalities.

VIEWING

Strictly via the sole agent Siddall Jones.

ANTI MONEY LAUNDERING

The successful applicant will be required to provide two forms of ID and proof/source of funds, to satisfy anti-money laundering protocols.

VIEWINGS

Viewings are strictly via the letting agent Siddall Jones.

CONTACT



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