

OFFICES - TO LET

TSR

TOWLER SHAW ROBERTS

MODERN 1st FLOOR OFFICES LOCATED ON ATTRACTIVE OFFICE PARK



Unit 5

Shaw Park Business Village

Shaw Road

Wolverhampton

WV10 9LE

- 677 sqft (62.9 sqm) with 2 allocated parking spaces
- Modern office accommodation with kitchen and WC's
- Situated within close proximity of the main A449 – Jct 2 M54 approx. 2 miles distant
- EPC – D93
- **Inclusive Rent: £10,500 per annum exclusive**

Call 01902 421216

www.tsrsurveyors.co.uk

REGIONAL COVERAGE...LOCAL EXPERTISE

Shrewsbury | Telford | Wolverhampton

Location

Situated on a small office park, the property is surrounded by similar units in a mixed commercial/industrial area and located a short distance from the main A449 Stafford Road that provides access to Wolverhampton City Centre approximately 1 mile distant and Junction 2 of the M54 motorway which is approximately 2 miles to the north.

Description

The property is a modern 2 storey office building of traditional brick elevations surmounted by a pitched tiled roof. A double height glazing internal staircase provides access to the first floor. Offering open plan offices which benefit from carpeted floors, suspended ceilings with inset lighting, fitted window blinds and W/C facilities.

Accommodation

	Sq ft	Sq m
First floor	677	62.9

Services (Not checked or tested)

We are advised that the mains water, electricity, gas and drainage are connected or available. However, interested parties are advised to check the position with their advisors/contractors.

Tenure

The property is available on a new full repairing and insuring lease for a term of years to be agreed.

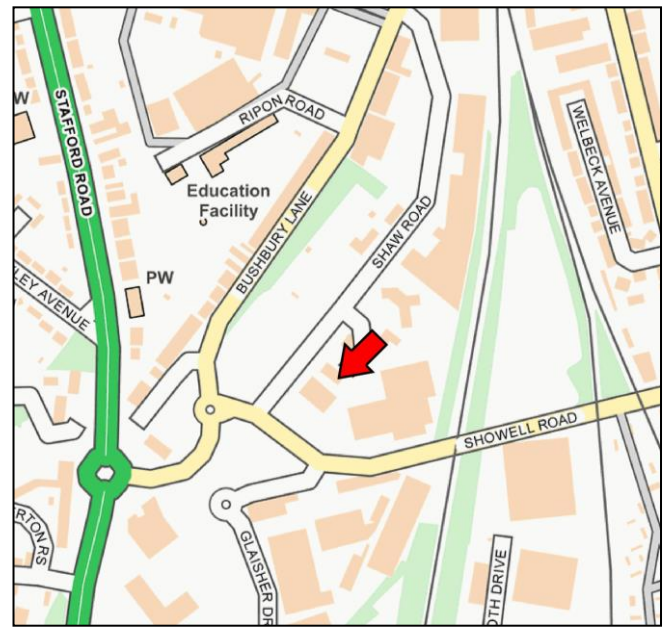
Rent

The premises are available at a quoting rent of £10,500 per annum which includes,

- Management service charge
- Cat 5 cabling
- Gas central heating
- Water
- Cleaning and heating of the communal areas
- Landlords Building insurance
- Maintained alarm and out of hours alarm response
- 2 x dedicated car park spaces with additional non-dedicated parking available

Business Rates

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.



For Reference Only

Scale: Not to Scale

EPC – D93

Planning

Interested parties are advised to make their own enquiries of the local planning authority in respect of their own proposed use of the property.

Local Authority

The property is located within the Borough of Wolverhampton.

Anti-Money Laundering (AML) Regulations

We require two forms of identification and confirmation of funding, together with source of funding, from parties purchasing or leasing property, in addition to the usual references and credit checks.

Legal Costs

In the event of a lease being granted the tenant each party is to be responsible for their own legal costs.

VAT

The Landlord has not elected to charge VAT on this property.

Viewing

Strictly by appointment with:

Towler Shaw Roberts, Wolverhampton Office on 01902 421216 or email wolverhampton@tsrsurveyors.co.uk.

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Consumer Protection From Unfair Trading Regulations 2008

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