

OFFICE BUILDING TO LET

TSR
TOWLER SHAW ROBERTS

SELF-CONTAINED OFFICE IN PROMINENT LOCATION



**197 Waterloo Road
Wolverhampton
West Midlands
WV1 4RA**

- Offices approximately 3,577 sqft (332.3 sqm)
- Situated on Waterloo Road linking to Junction 2 of the M54 and Wolverhampton City Centre
- Rent on Application

Call 01902 421216

www.tsrsurveyors.co.uk

Location

Situated on Waterloo Road, approximately 1 mile from Wolverhampton, with Junction 2 of the M54 approximately 4 miles north. The premises are found on one of the main commuter routes in & out of Wolverhampton and is positioned in close proximity to local & national retailers as well as professional service providers and major food establishments.

Description

The self-contained office building is of brick construction, with the accommodation arranged over 3 floors.

The property benefits from WC's and kitchen and offers a mix of cellular and open-plan offices.

The offices also have 7 dedicated off road car parking spaces.

Accommodation

	sqft	sqm
Offices	3,577	332.3

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 for a term to be agreed.

Rent

On Application.

Business Rates

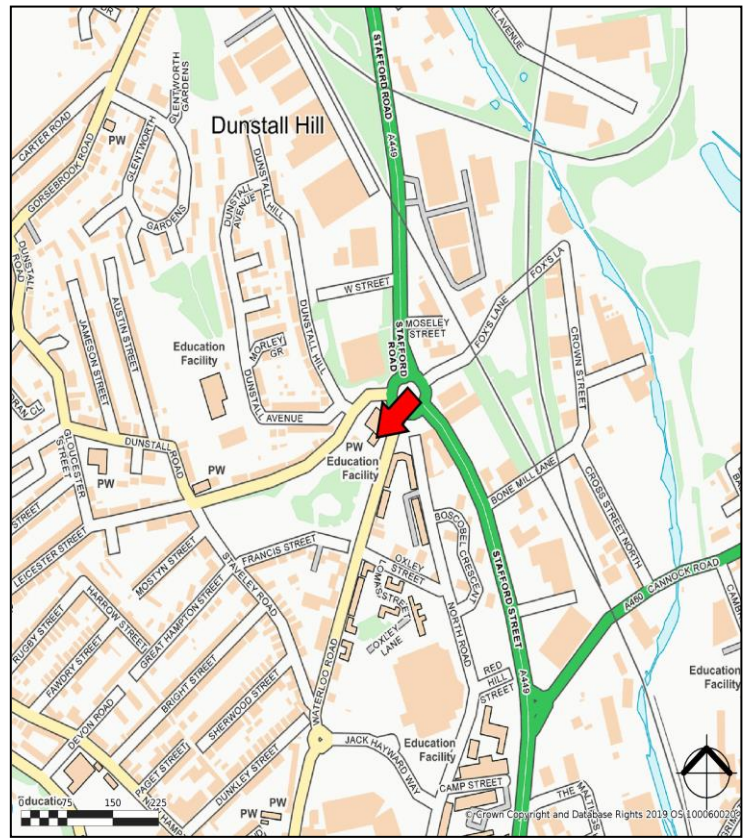
Interested parties must satisfy themselves with the up-to-date rating assessment via the valuation Office and in respect of actual Rates Liabilities and Potential Reliefs available, with the Local Authority.

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.



For Reference Only

Scale: Not to Scale

Legal Costs

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

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.

VAT

All costs / prices are exclusive of, but subject to, VAT if applicable. VAT will not be charged.

Viewing

Strictly by appointment with:

Towler Shaw Roberts, Wolverhampton Office on 01902 421216.

Or email wolverhampton@tsrsurveyors.co.uk.

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4 Tettenhall Road, Wolverhampton, West Midlands, WV1 4SA
Tel: 01902 421216

Also at
TSR House
Brassey Road, Old Potts Way, Shrewsbury, Shropshire SY3 7FA
Tel: 01743 243900

Also at
Unit 8, Hollinswood Court
Stafford Court, Telford, Shropshire TF3 3DE
Tel: 01952 210222

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Consumer Protection From Unfair Trading Regulations 2008

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