

# TO LET (MAY SELL)

# TSR

TOWLER SHAW ROBERTS

## MODERN OFFICE BUILDING WITH ON-SITE PARKING



**Suite ABC, The Westlands**  
**132 Compton Road**  
**Wolverhampton**  
**West Midlands**  
**WV3 9QB**

- Approximately 2,265 sqft (210.4) sqm
- Flexible open plan accommodation
- 15 (no) car parking spaces
- Located approximately 1 mile from Wolverhampton City Centre on the main A454
- Rent: £29,000 per annum exclusive
- Freehold potentially available

## Call 01902 421216

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REGIONAL COVERAGE...LOCAL EXPERTISE

Shrewsbury | Telford | Wolverhampton

Location

The property is located in a predominately residential area, situated directly opposite Wolverhampton Grammar School, approximately 1-mile west of Wolverhampton City Centre on one of the main A-roads into the city (A454). There is a mix of professional occupiers on this shared site which enjoys pleasant landscaped surroundings and private car park.

Description

The property comprises a single storey office building having attractive brick elevations and modern Upvc double glazing. The accommodation offers flexible open plan or cellular space with suspended ceiling (with inset category 2 lighting), electric storage radiators, air conditioning units, underfloor trunking, and movement sensor controls on the lighting. To the rear of the office area are Ladies and Gents Toilets, Server Room, Meter Room/Store, Kitchen/Staff Room, and rear lobby/fire escape. The premises are approached via a ramped entrance leading from the car park which provides up to 15 spaces (ratio of 1:151 sqft).

Accommodation (Net Internal Area)

	Sqft	Sqm
Offices	2,084	193.6
Kitchen/Staff Room	113	10.5
Server Room/Stores	68	6.3
	2265	210.4

Lease/Rent

The property is available to let on a new full repairing and insuring lease at a rent of offers around £29,000 per annum. Rent is to be paid quarterly in advance, exclusive of all usual occupier outgoings. A service charge is levied to cover external maintenance.

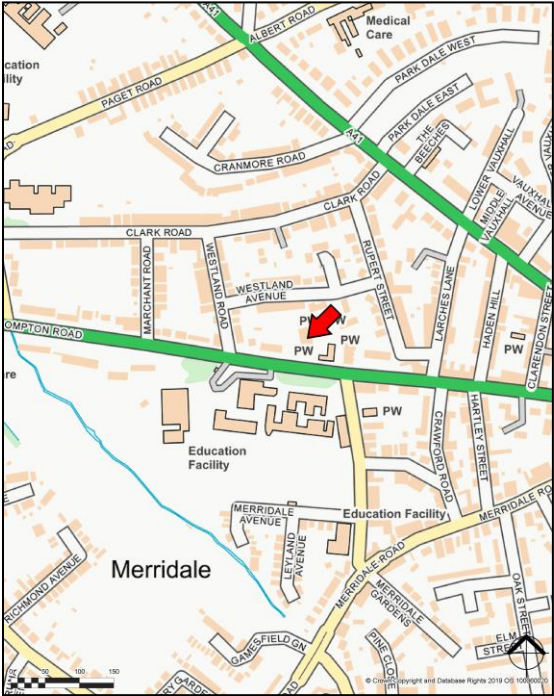
Freehold

The landlord may also consider a sale of the property. Further details available with the Agents.

Energy Performance Certificate – Rating: E119

Business Rates

At the date of printing, the property was assessed on the Valuation Officer’s website for the 2017 Rating List as ‘Offices & Premises’, with a Rateable Value of £20,500. 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, with the Local Authority.



For Reference Only                      Scale: Not to Scale

Services (Not Checked or Tested)

Mains water, electricity and drainage are understood to be connected or available, but interested parties should make their own enquiries.

Planning

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

Local Authority

The property is located within the City of Wolverhampton.

Legal Costs

In the event of a lease being granted the tenant is to be responsible for the landlord’s reasonable legal costs.

VAT

All costs/prices are exclusive of, but subject to, VAT if applicable.

Viewing

Strictly by appointment with Towler Shaw Roberts, Wolverhampton Office on 01902 421216. Or email [wolverhampton@tsrsurveyors.co.uk](mailto:wolverhampton@tsrsurveyors.co.uk).

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