

TO LET OFFICE

TSR

TOWLER SHAW ROBERTS

MODERN OPEN PLAN OFFICE SUITE



Unit 4

Element Court

Hilton Cross Business Park

Wolverhampton

WV10 7QZ

- Ground floor open plan office suite approx. 1,600 sqft (148 sqm)
- Allocated car parking available on site
- Direct access from the A460 Cannock Road to the M54 (Junction 1)
- Rent: £24,135 per annum exclusive

Call 01902 421216

www.tsrsurveyors.co.uk

Location

The office building is situated in a prime motorway network location, only 1 mile away from Junction 1 of the M54 providing direct links with Shrewsbury & Telford, and Birmingham via the M6. The site has direct access with the A460 Cannock Road which links to Wolverhampton City Centre.

Description

The office has an open plan design which extends to 1,600 sqft, which comprises of a sectioned off area which could be used as a meeting room. The office also benefits from a shared W/C and its own kitchen area. The office is fitted with fire alarms, a security system and roller shutters to cover all windows.

Accommodation

	Sqft	Sqm
Unit 4 (Total)	1600	148

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.

Service Charge

A service charge will be levied for the recovery of the landlord's expenditure in maintaining common parts of the building and the estate.

Tenure

The premises are available To Let on an internal repairing and insuring Lease basis for a term of years to be agreed.

Rent

The rent for the property is £24,135 per annum exclusive.

Business Rates

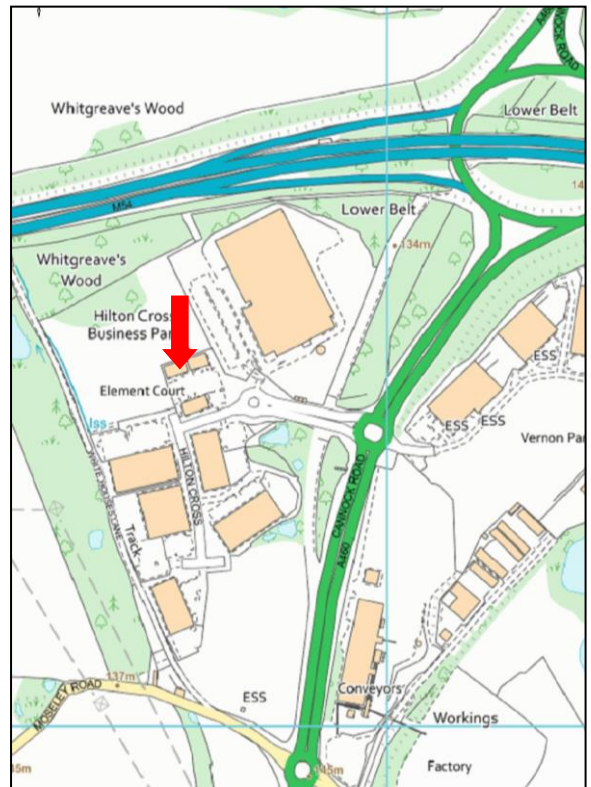
At the date of printing, the property was assessed on the Valuation Officer's website for the 2017 Rating List as follows:

Description – Office

Rateable Value – £14,750

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.

Energy Performance Rating – C61



For Reference purpose only

Scale: Not to Scale

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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 South Staffordshire District Council.

Legal Costs

Each party will be responsible for their own legal costs incurred.

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.

March 2019

4 Tettenhall Road, Wolverhampton, West Midlands, WV1 4SA
Tel: 01902 421216 Fax: 01902 426234

Also at

TSR House

Brassey Road, Old Potts Way, Shrewsbury, Shropshire SY3 7FA
Tel: 01743 243900 Fax: 01743 243999

Also at

Unit 8, Hollinswood Court

Stafford Court, Telford, Shropshire TF3 3DE
Tel: 01952 210222 Fax: 01952 210219

Consumer Protection from Unfair Trading Regulations 2008

"These particulars are issued on the distinct understanding that all negotiations are concluded through Towler Shaw Roberts LLP (or their joint agents where applicable). The property is offered subject to contract and is still being available at the time of the enquiry and no responsibility can be accepted for any loss or expenses incurred in viewing or otherwise. Towler Shaw Roberts LLP (and their joint agents where applicable) for themselves and for the vendors of the property whose agents they are, given notice that: (i) These particulars are a general outline only for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract; (ii) Towler Shaw Roberts LLP cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other detail contained herein and prospective purchasers or tenants must not rely on them as statements of fact or representations and must satisfy themselves as to their accuracy; (iii) No employee of Towler Shaw Roberts LLP (and its subsidiaries and their joint agents where applicable) has any authority to make or give any representation or warranty or enter into any contract whatever in relation to the property; (iv) Towler Shaw Roberts LLP (and its subsidiaries where applicable) will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars, and (v) The reference to any plant, machinery, equipment, services, fixtures or fittings at the property shall not constitute a representation (unless otherwise stated) as to its state or condition or that it is capable of fulfilling its function. Prospective purchasers/tenants should satisfy themselves as to the fitness of such items for their requirements."