

TO LET



Stamford House, 2 Waterloo Road

Wolverhampton, West Midlands, WV1 4BL

TSR
TOWLER SHAW ROBERTS

• Approximately 1,750
sq ft

• City Centre
Location

• Guide Price: £8,750

Location

The premises are located in a prominent position on the junction between Waterloo Road and Darlington Street falling within one of the most established professional office quarters of the city Centre. The City is well served by public transport links and there is a variety of public multi-storey and on street carparking facilities within the vicinity. The surrounding road network provides access to Junction 2 of the M54 motorway approximately 4 miles to the north and Junction 10 of the M6 motorway approximately 7 miles to the east, serving the wider West Midlands motorway system.

Description

The premises comprise a two-storey self-contained office suite split across the 2nd and 3rd floors of Stamford House. The office accommodation can be split to create a range of offices to be let on a fully series basis. The accommodation is accessed via a shared ground entrance off Waterloo Road. The offices benefit from two toilets, fluorescent lighting and laminate floors.

Accommodation

	Sqft	Sqm
Second Floor Offices (1-5)		
1	135	12.5
2	206	19.1
3	293	27.2
4	314	29.2
5	196	18.2
Third Floor Offices (6-7)		
6	202	18.8
7	404	37.5
<u>Total</u>	<u>1,750</u>	<u>162.5</u>

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

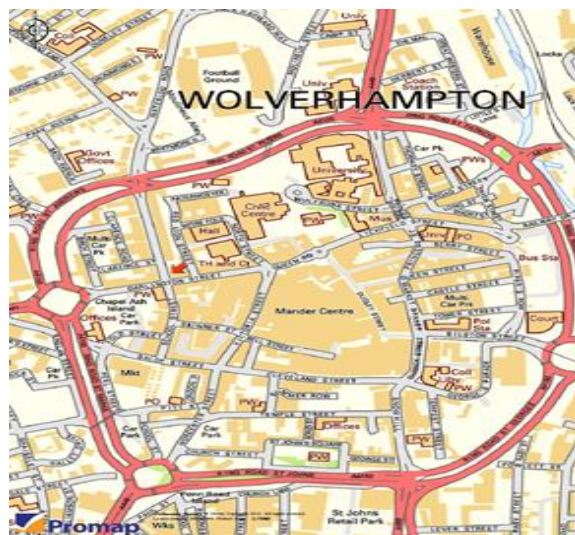
The premises are available on a new lease with terms to be agreed.

Price

The property is available for leasehold purchase with a guide price of £8,750 per annum exclusive.

Service charge

A service may be levied to cover the cost of any shared services provided



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 and premises

Rateable Value – £12,000

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

Energy Performance Asset Rating: E124

Local Authority

The property is located within the Borough of Wolverhampton. City Council- 01902 555802

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.

Legal Costs

Each party is to 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.

September 2017

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

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