

SERVICED OFFICES

TSR

TOWLER SHAW ROBERTS

OFFICE SUITES & VIRTUAL OFFICE SERVICE WITHIN THE CITY CENTRE



Infinity House
14 Waterloo Road
Wolverhampton
West Midlands
WV1 4BS

- Fully inclusive office suites available
- Virtual office services available for £40.00 per month
- Flexible terms available
- Situated within Wolverhampton City Centre
- **Rents from £350.00 per calendar month**

Call **01902 421216**

www.tsrsurveyors.co.uk

Location

Situated on Waterloo Road, one of the established professional office areas of Wolverhampton. Within close proximity of the main Ring Road, providing access to main arterial routes out of the City. Positioned closely to several public car parks as well as being serviced by all major public transport providers.

Description

Fully inclusive office suites fronting Waterloo Road.

Accommodation

	No. of desks
Suite 1	2 desks
Suite 6	3 desks

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

The premises are available at various rents which would include:

- High speed internet access (Wi-fi)
- Cleaning and heating of the communal areas
- Postal collections
- On-site parking available (additional charge)
- Water, gas and electricity
- Bike stand
- On-site shower facility
- 2-hours free meeting room per month

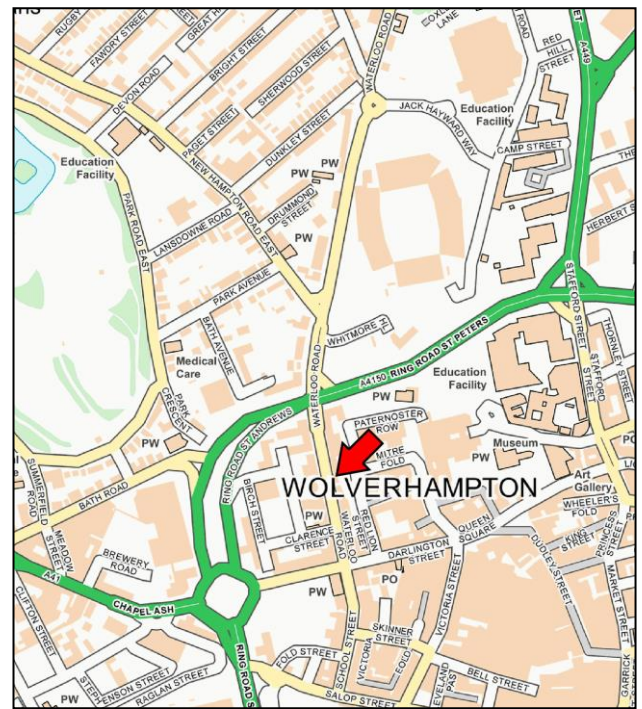
Virtual office service also available for £40.00 per calendar month which includes; use of address, name on board, post and booking of the meeting room.

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.



For Reference Only

Scale: Not to Scale

Local Authority

The property is located within the Borough of Wolverhampton.

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.

January 2021

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

"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.