

TO LET

REFURBISHED MODERN OFFICE ACCOMMODATION



10 SUMMERFIELD ROAD
WOLVERHAMPTON
WEST MIDLANDS
WV1 4PR

TSR

TOWLER SHAW ROBERTS

DESCRIPTION & SITUATION

Being situated on Summerfield Road, just off the main Wolverhampton Ring Road, the property has excellent links to the local road network, has great access to public transport (Wolverhampton train and bus stations are approximately 1.6 mile to the east), and the City Centre itself is within walking distance.

The 3-storey office building occupies a highly visible roadside position, with a variety of local and national businesses in the locality, with also a high volume of residential dwellings in the local vicinity, along with Subway, Sainsbury's, and West Park all within walking distance.

The office suites extend to approximately 1,671 sqft (155.2 sqm) and consist of cellular offices with stores, WC and kitchen facilities, as well as car parking available to the rear.

TENURE

The premises are available TO LET on a full repairing Lease basis, for a term of years to be agreed.

RENT

An asking rent of **£20,000** (per annum exclusive) is being sought.

VAT

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

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.

ENERGY PERFORMANCE RATING - D99, expiring 16th October 2029.

SERVICES (Not checked or tested)

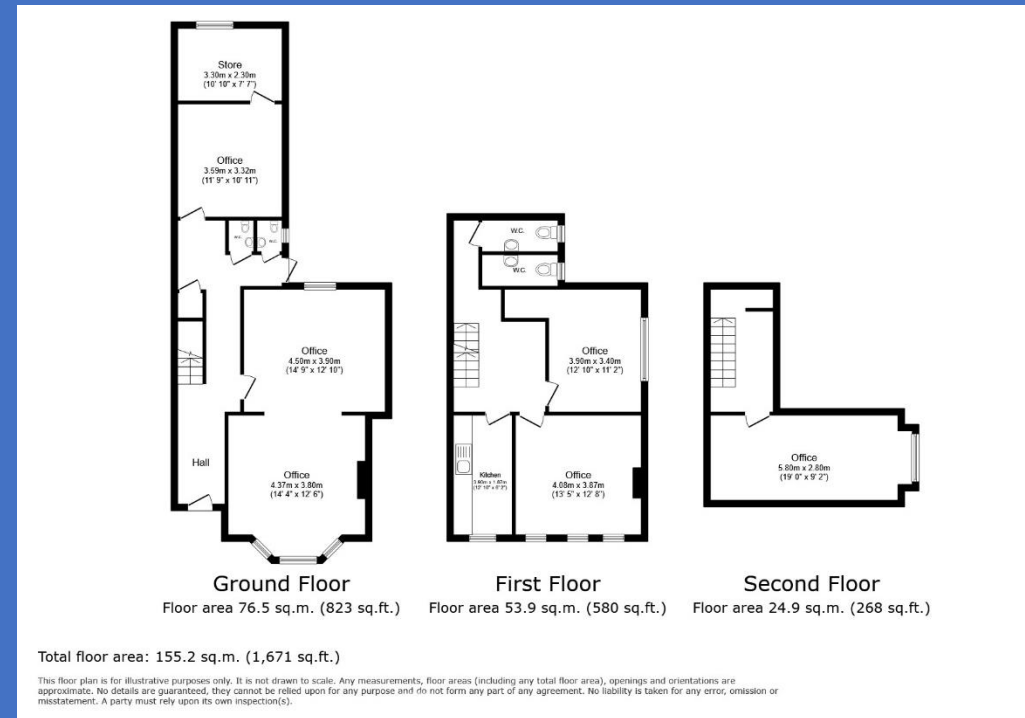
Mains water, electricity, gas and drainage services are understood to be connected/available.

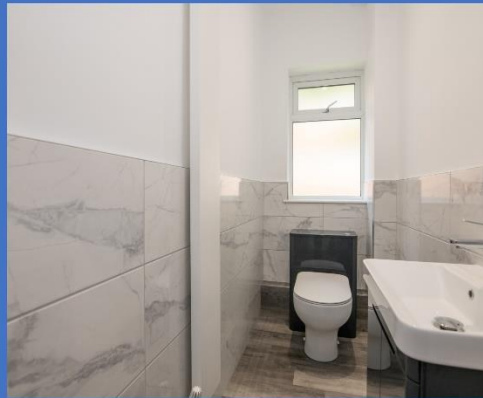
Interested parties are advised to make their own enquiries with the relevant utility companies.



Scale: Not to Scale

for Reference Purposes Only





PLANNING

We understand that the property has an established office use within Class E of the Town & County Planning (Use Classes) Order 2020.

Interested parties are advised to make their own enquiries with regard to the planning position with the Local Planning Authority.

LEGAL COSTS

Each party will be responsible for their own legal costs.

LOCAL AUTHORITY

The property is located within Wolverhampton City Council.

ANTI-MONEY LAUNDERING (AML)

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.

VIEWING

Strictly by appointment with the sole Letting Agents:

Towler Shaw Roberts
4 Tettenhall Road
Wolverhampton, WV1 4SA

Tel: 01902 421216

Email: Wolverhampton@tsrsurveyors.co.uk



May 2026

Important Notice

Towler Shaw Roberts is a trading name of Roger Parry & Partners LLP, Registered in England and Wales, No. OC312203. Regulated by RICS. "These particulars are issued on the distinct understanding that all negotiations are concluded through Towler Shaw Roberts (or their joint agents where applicable). The property is offered subject to contract and 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 (and their joint agents where applicable) for themselves and for the vendors of the property whose agents they are, give 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 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, consultant, member/partner or other representative of Towler Shaw Roberts/Roger Parry & Partners 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 (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."