

TO LET

TSR

TOWLER SHAW ROBERTS

RECENTLY RE-FURBISHED OFFICE SUITES ON OUTSKIRTS OF CITY CENTRE



**OFFICE SUITES AT
55 WATERLOO ROAD
WOLVERHAMPTON
WEST MIDLANDS
WV1 4QQ**

- Four newly re-furnished, Ground & 1st floor office suites available To Let either as a whole or on an individual basis.
- Offering contemporary accommodation with shared welfare facilities and on-site car parking.
- Accommodation ranging from 214 sqft to 1,647 sqft (combined)
- Located within a highly sought after, fringe of City Centre location
- Rents from £6,000.00 per annum

Call 01902 421216

www.tsrsurveyors.co.uk

REGIONAL COVERAGE...LOCAL EXPERTISE

Shrewsbury | Telford | Wolverhampton

Location

The property is located on the corner of Waterloo Road and Newhampton Road, just off the main Wolverhampton Ring Road on the outskirts of the City Centre. The property occupies a prominent position and has excellent links to the local road network, as well as being in close proximity to both Wolverhampton Bus and Train stations (0.7 mile to the east). Wolverhampton City Centre is a short walking distance away, as is Molineux Football Stadium and ASDA Superstore.

Description

Forming part of this prominent, two storey office building, the available office suites currently have been recently re-furnished to a high specification, providing contemporary accommodation throughout with shared welfare facilities and on-site car parking.

Accommodation (GIA)

	Sqft	Sqm
Suite 1 (Ground Floor)	252	23.4
Suite 2 (Ground Floor)	214	19.9
Suite 1 (1 st Floor)	233	21.6
Suite 2 (1 st Floor)	948	88.1

Services (Not Checked or Tested)

We understand that mains water, drainage and electricity are connected to the site. We are also informed the heating system operates via an oil-fired boiler.

Rent/Price

Ground Floor

Suite 1 - **£7,200.00** per annum inclusive
Suite 2 - **£6,000.00** per annum inclusive

1st Floor

Suite 1 - **£6,600.00** per annum inclusive
Suite 2 - **£19,800.00** per annum inclusive

Please note, in addition to the annual rent, incoming Tenants will be responsible for their own broadband and telephony facilities and Business Rates, where applicable.

Business Rates

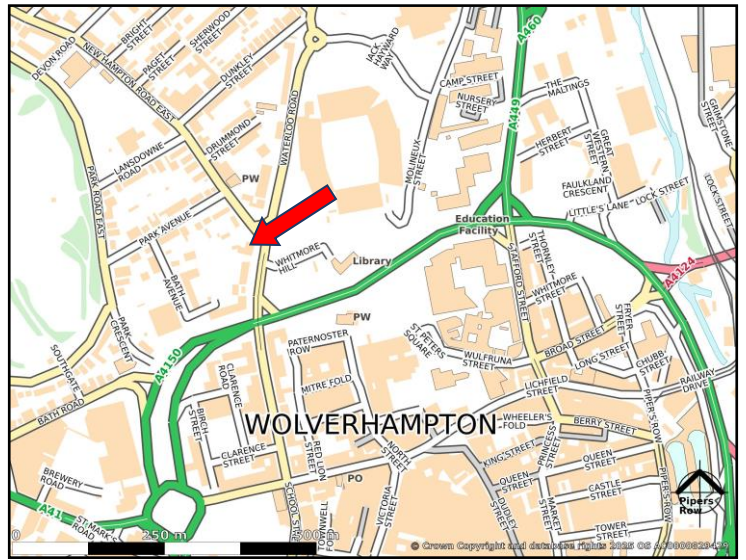
Interested parties must satisfy themselves with the up-to-date rating assessment via the Valuation Office and in respect of actual Rates Liabilities and potential Reliefs available, with the Local Authority.

Energy Performance Rating – Upon request

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



For Reference purpose only

Scale: Not to Scale

Tenure

The premises are available to let on a new lease/s for a term of years to be agreed.

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 Wolverhampton City 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.

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.

Viewing

Strictly by prior appointment with the sole Selling Agents:
Towler Shaw Roberts LLP, 4 Tettenhall Road, Wolverhampton, WV1 4SA.

Tel: 01902 421216

Email: wolverhampton@tsrsurveyors.co.uk

Important Notice

"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."