

TO LET

MODERN SELF-CONTAINED OFFICE SUITE IN THE CITY CENTRE



THE CURVE

83 TEMPEST STREET

WOLVERHAMPTON

WEST MIDLANDS

WV2 1AA

TSR

TOWLER SHAW ROBERTS

EXECUTIVE SUMMARY

- Large open-plan main office area, providing a flexible working environment suitable for a variety of business uses.
- Two separate private offices or meeting rooms
- Kitchenette and WC facilities
- Fully carpeted throughout
- Energy-efficient LED lighting
- Office furniture can be included within the letting, subject to occupier requirements.
- Rent: £7,500 per annum exclusive

DESCRIPTION & SITUATION

Being situated on Tempest Street, just off the main Wolverhampton Ring Road, the property has excellent links to the local road and motorway network and has great access to public transport with Wolverhampton train and bus stations within close proximity.

The office building is surrounded by a variety of local and national businesses in the locality, with Wulfrun shopping centre being within walking distance.

The modern city centre office suite extends to approx. 670 sqft and offers a bright, light-filled working environment with large windows, many south facing, providing excellent natural light throughout the day.

The accommodation is ideally suited to businesses seeking space for approximately 8 members of staff, with capacity to accommodate up to 10 people if required. The suite benefits from its own private entrance, secure access arrangements, and one allocated parking space. Additional parking can be available at a reasonable additional cost.

TENURE

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

RENT

An asking rent of **£7,500** (per annum exclusive) is being sought.



Scale: Not to Scale

for Reference Purposes Only

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

C67, expiring 23 November 2030

SERVICES (Not checked or tested)

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

SERVICE CHARGE

A service charge will be levied for the recovery of the landlord's expenditure in maintaining common parts of the building. We are advised by the Landlord that this will be approximately £2,600 per annum.



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.

VAT

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

LOCAL AUTHORITY

The property is located within Wolverhampton City Council.

ANTI-MONEY LAUNDERING (AML)

To comply with AML regulations, a remote Identity Search will be undertaken on all parties proposing to purchase or lease premises. Applicants will also be required to provide proof of identification, confirmation of address, confirmation and source of funding, in addition to references and credit checks where applicable. We hereby give notice that proofs of identity are retained on file in accordance with AML Regulations.

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



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