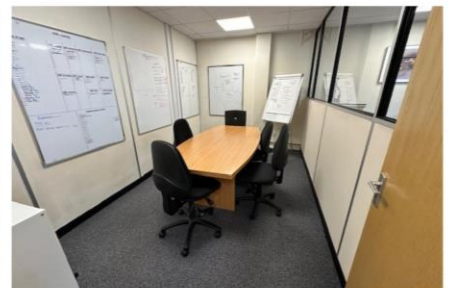


# TO LET

# TSR

TOWLER SHAW ROBERTS

## OFFICE SUITE BY TOWN CENTRE



**Graphic House**  
**15-18 New Road**  
**Willenhall**  
**Wolverhampton**  
**WV13 2BG**

- Prominent office suite
- Situated near Willenhall Town Centre
- Extending to approximately 845 sqft (78.5 sqm)
- On-site car parking
- **Rent £5,500 per annum exclusive**

## Call 01902 421216

[www.tsrsurveyors.co.uk](http://www.tsrsurveyors.co.uk)

REGIONAL COVERAGE...LOCAL EXPERTISE

Shrewsbury | Telford | Wolverhampton

## Location

Graphic House is situated on the B4464 New Road, a short distance from Willenhall Town Centre, close to all of the usual amenities, including regular public transport services, town centre shops and public car parking.

Wolverhampton City Centre is about three miles to the west and access to Junction 10 of the M6 motorway is about two miles to the east via the B4464 and the A454 Black Country Route.

The property also benefits from on-site car parking for tenants.

## Description

The office suite is situated on the second floor and comprises of an open plan space with two cellular offices and a storeroom. There are shared kitchen and WC facilities within the building.

## Accommodation

Floor Areas (net internal area)	Sqft	Sqm
Office Suite 6	<u>845</u>	<u>78.5</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.

## 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 that this is currently £206.66 per month.

## Tenure

A new lease is available on multiples of three yearly terms with 3 yearly rent reviews and on an internal repairing/decorating basis.

## Rent

**£5,500.00 per annum exclusive.**

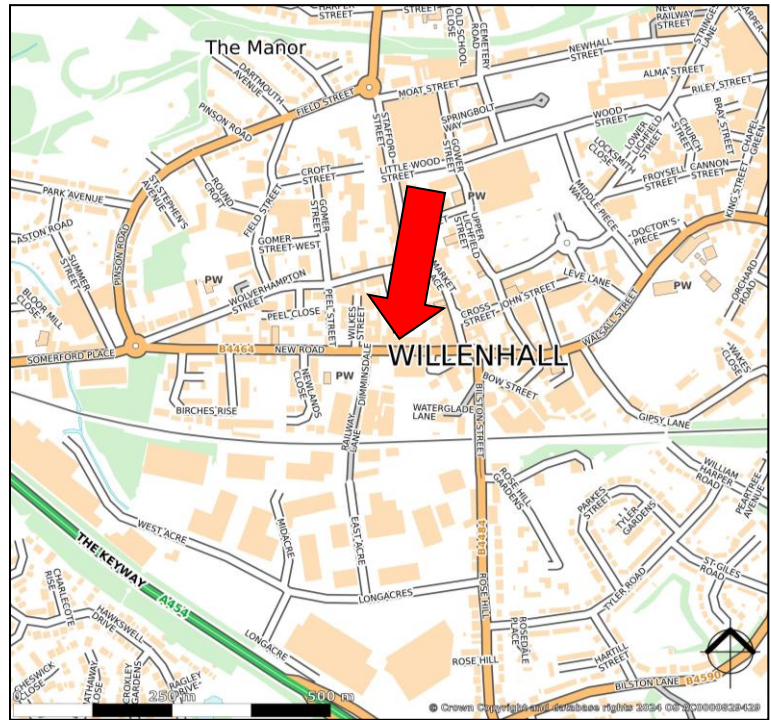
## Business Rates

At the date of printing, the property was assessed on the Valuation Officer's website for the 2023 Rating List as follows:

Description – Office and Premises  
Rateable Value – £4,650

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** – available upon request



For Reference purpose only

Scale: Not to Scale

## VAT

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

## 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 the Borough of Walsall.

## Legal Costs

The incoming tenant will be responsible for payment of the Landlord's legal costs in connection with the grant of a Lease.

## 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 appointment with Towler Shaw Roberts  
Wolverhampton Office. Tel: 01902 421216

Email: [wolverhampton@tsrsurveyors.co.uk](mailto:wolverhampton@tsrsurveyors.co.uk).

September 2024

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

"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."