



Fullard House, Neachells Lane, Wednesfield, WV11 3QF

## TO LET

OFFICES

Rent  
£From £6,000 pax

## Location

The property is located in a prominent location at the top of Neachells Lane, near to Wednesfield town centre.

## Description

The property comprises a self contained office suite

The property benefits from a gas central heating system suspended ceiling, and cat 2 lighting.

## Accommodation

**A choice of six suites available:**

### 1. Ground Floor Front (former beauty salon)

Office Suite 600ft<sup>2</sup>

Car Parking

### 2. Ground Floor Rear Front

Office Suite 400 sq.ft

Car Parking

### 3. Ground Floor Rear NOW LET

Office Suite 700 sq.ft

Car Parking

### 4. Ground Floor Rear Side NOW LET

Office Suite 1250 sq.ft

Car Parking

### 5. First Floor Office 1

Office Suite 500 sq.ft

Car Parking

### 6. First Floor Office 2

Office Suite 500 sq.ft

Car Parking

### 7. First Floor Office 3

Office Suite 500 sq.ft

Car Parking

### 8. First Floor Office 4

Office Suite 500 sq.ft

Car Parking

## Rent / Service Charge

### 1. Ground Floor Front (former beauty salon)

£10,000 per annum exclusive

There is a separate service charge levied to cover gas/water/building repair.

### 2. Ground Floor Rear Front

£6,000 per annum exclusive

There is a separate service charge levied to cover gas/water/building repair.

### 3. Ground Floor Rear

£6,000 per annum exclusive

There is a separate service charge levied to cover gas/water/building repair.

### 4. Ground Rear Side

£12,000 per annum exclusive

There is a separate service charge levied to cover gas/water/building repair.

### 5. First Floor Office 1

£6,000 per annum exclusive

There is a separate service charge levied to cover gas/water/building repair.

### 6. First Floor Office 2

£6,000 per annum exclusive

There is a separate service charge levied to cover gas/water/building repair.

### 7. First Floor Office 3

£6,000 per annum exclusive

There is a separate service charge levied to cover gas/water/building repair.

### 8. First Floor Office 4

£6,000 per annum exclusive

There is a separate service charge levied to cover gas/water/building repair.

### Business rates

To be assessed.

100% Small business rates relief may apply.

### Viewing

By arrangement with the agents:

Michael Tromans & Co  
Tel: (01902) 425646

Email: tromansandco@aol.com

### Subject to Contract

MRT/SC/03032023

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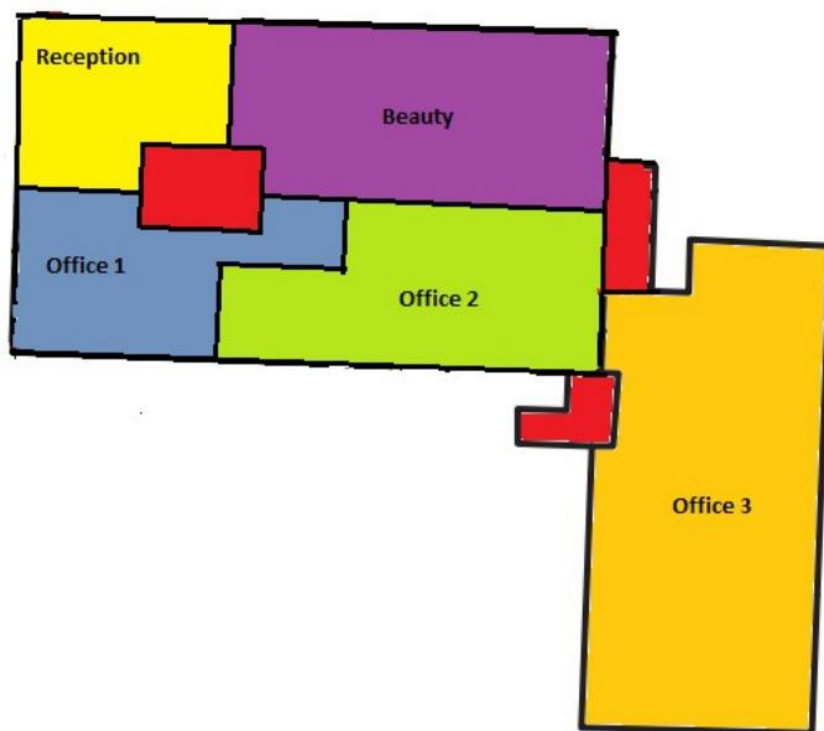
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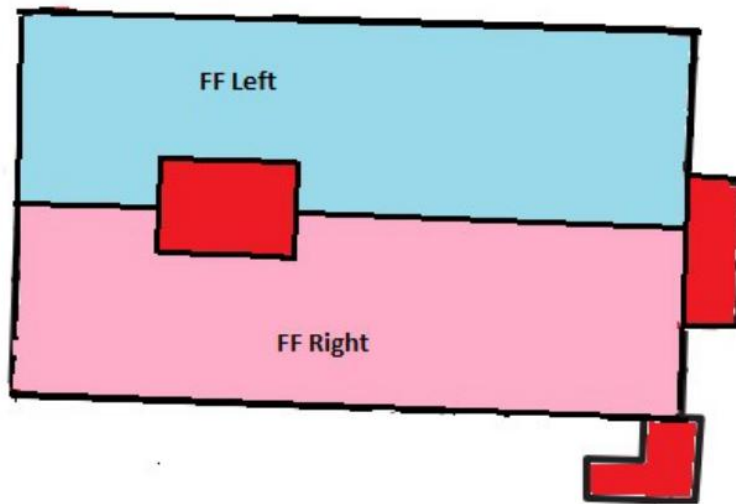


GF



Beauty	1000 Sq ft	£10,000
Office 1	400 Sq ft	£6,000
Office 2	700 Sq ft	£6,000
Office 3	1250 Sq ft	£12,000

FF



FF Left	1500 Sq ft	£10,000
FF Right	1500 Sq ft	£10,000