



Commercial Property Agents | **01902 425646**

6 Waterloo Road
Wolverhampton, WV1 4BL



Wombourne House, Heath Mill Road, Wombourne, WV5 8BD

TO LET
OFFICES

Rent
£POA

Serviced and Self Contained Offices

from 170sq.ft to 2,500 sq.ft

On Site Parking

<http://www.michaeltromans.co.uk/qlink3073>

Location

The property is located in Wombourne between Wolverhampton and Dudley, just off the B4176 in an established industrial location, well served by a large residential catchment. Nearby operators include Sainsburys and McCain with other local and national operators.

Approximate Travel Distances:-

Kingswinford 3 miles

Wolverhampton 7 miles

M5 Junction 2 9.5 miles

M6 Junction 9 11 miles

Description

The property offers ground floor serviced office suites ranging from 170sq.ft which, have recently undergone recent refurbishment and benefit from suspended ceilings, recessed LED lighting, air conditioning and carpeted floors, with the usual W.C. facilities and well appointed kitchen.

The larger self contained office block (Office 9) measures approximately 2,500 sq.ft. and could be let as a whole or potentially divided and is well equipped as per the other offices. In addition there is a small boardroom and training room available to book at no additional cost. There is ample onsite parking to the front and rear which is all monitored by CCTV.

Accommodation

All measurements are approximate

Office 1 175 sq.ft 16.3 sq.m £3,150 pax

Office 2 170 sq.ft 15.8 sq.m £3,060 pax

Office 5 175 sq.ft 16.3 sq.m £3,150 pax

Office 6 225 sq.ft 20.9 sq.m £3,060 pax

Office 9 2,500 sq.ft 232.3 sq.m £20,000 pax

Lease

The offices are available either by way of a Licence or Lease on terms to be agreed.

VAT

The property has been elected for VAT and all figures quoted will be subject to VAT at the prevailing rate.

Business Rates

To be assessed

Service Charge

Offices 1-6 are inclusive of service charge and mains services.

Office 9 will be subject to a service charge levied for the maintenance and upkeep of the common parts and areas at £0.30psf exclusive, the figure will be subject to annual review.

Viewing

By arrangement with Michael Tromans & Co,

Tel 01902 425646

or via our joint agent Andrew Dixon & Co

Tel 01543 506640

Additional Images

