



Waterloo House, 92-94 Chapel Ash, Wolverhampton, WV3 0TY

FOR SALE

OFFICES

Size
4,569 sq ft (424 sq m)

Purchase Price
£UNDER OFFER

Period double fronted premises

Ample parking

Would suit alternative uses STPP

Location

The premises occupy a highly prominent position on the A41 Tettenhall Road, a main arterial route serving Wolverhampton City Centre from the west, at its junction with the A454 Compton Road. Wolverhampton City Centre is approximately 500m to the east and the immediate surrounding area comprises a mix of local and national operators offering retail, leisure and office uses with West Park to the north.

Description

The property comprises two former dwellings. Approximately 30 years ago the two storey extensions at the rear were built and at the same time the remainder was significantly refurbished. This was carried out sympathetically in order to create modern office accommodation but, maintaining a number of the original features to include period fireplaces and floor tiling. Briefly, the accommodation consists of 6 offices, 2 receptions, store, kitchen, male and female W.C.'s on the ground floor and 6 further offices with male and female W.C.'s on the first floor. In addition to the above there are two cellars serving the premises providing further storage. To the rear of the premises is a large secure car park with landscaped gardens which, could potentially offer further parking.

When the premises were converted, they were done so that they could easily be split to create two self contained premises benefitting from their own separately metered mains services and heating systems. The offices lend themselves to be continued to be occupied by one occupier or split to cater for two or more occupiers, alternatively the premises may also lend themselves to be converted back to residential subject to the necessary consents being obtained.

Accommodation

Ground Floor 214.23sq.m 2,306sq.ft

First Floor 210.27sq.m 2,263sq.ft

Total 424.50sq.m 4,569sq.ft

Cellars 48.62sq.m 523sq.ft

All areas are approximate and measured on a Net Internal Basis

Price

£615,000 UNDER OFFER

Business Rates

Rateable Value £24,750

EPC

To be assessed

VAT

VAT will be charged where appropriate

Viewing

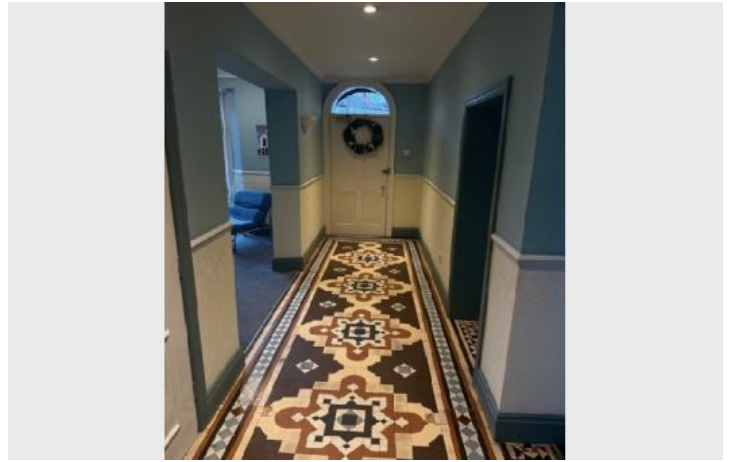
Viewing strictly by appointment

Contact James Swash 01902 425 646

Subject to Contract

JS/SC Dec24

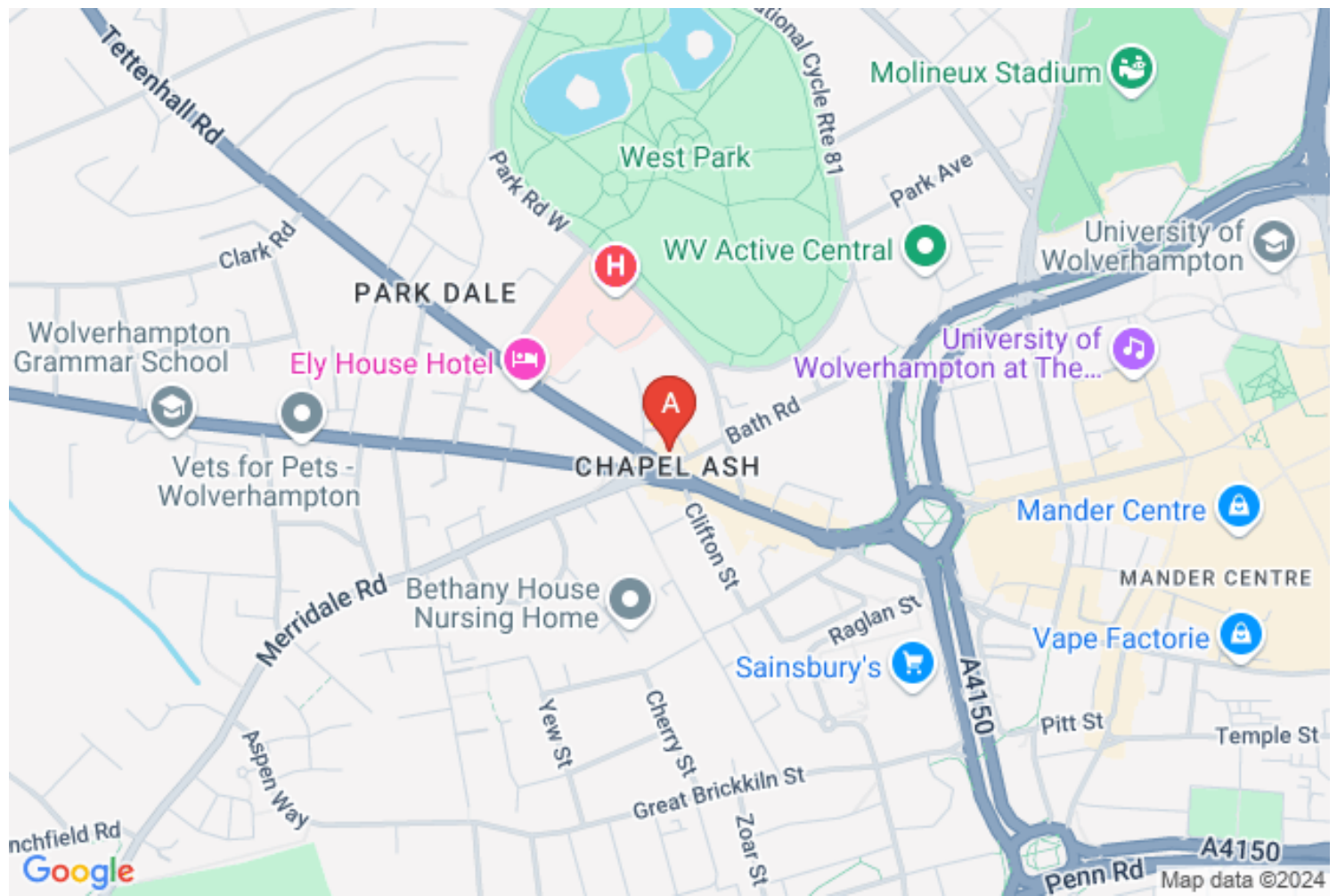
Additional Images



Additional Images



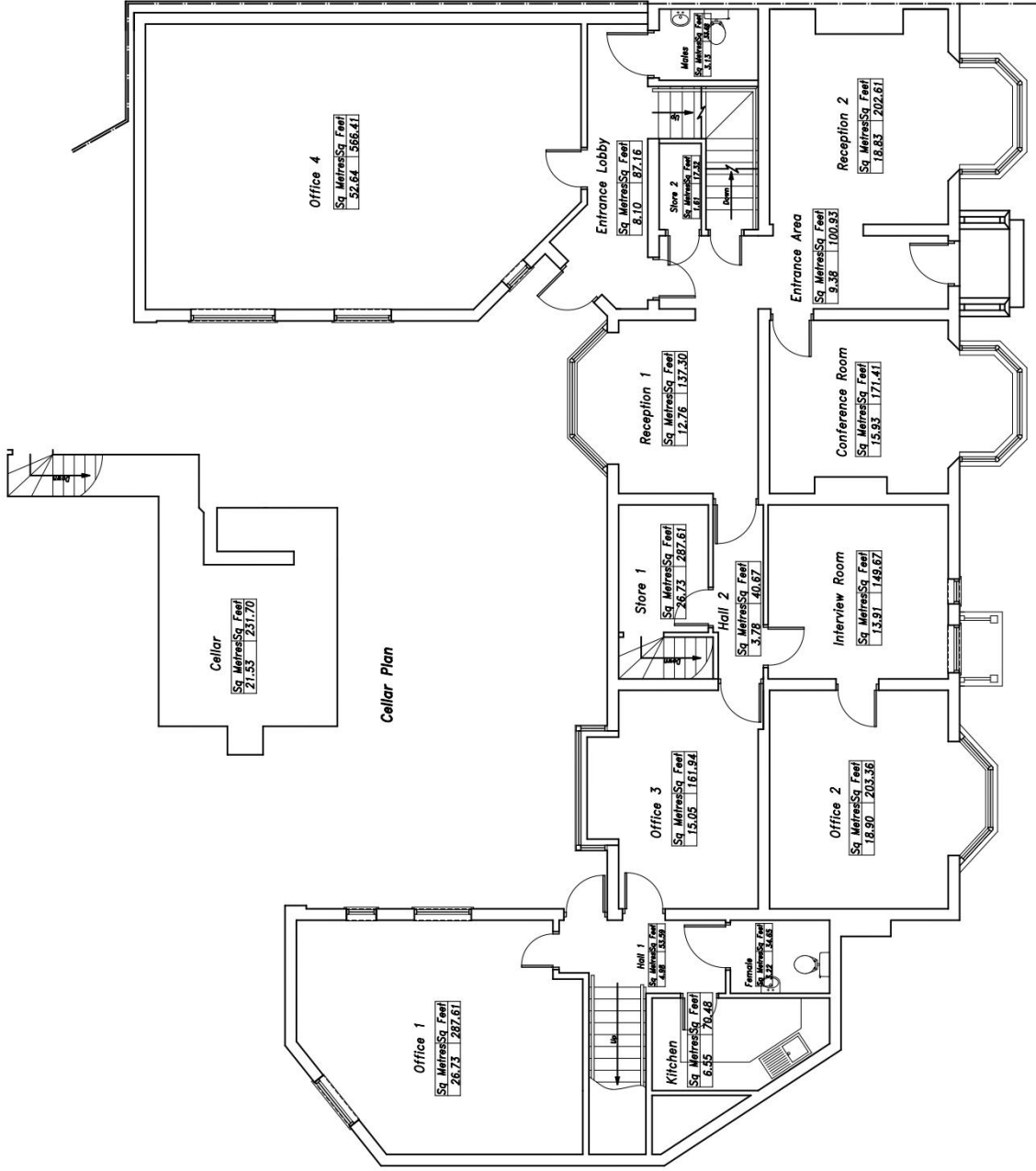
Location Map



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General Notes:

This drawing to be read in conjunction with all relevant P J Barnett Associates drawings
All details and dimensions are to be confirmed on site, prior to works commencing or any ordering of materials
Do not scale off this drawing – use figured dimensions only 1 if in doubt – ask !!



Ground Floor Plan

Schedule of Internal Areas	Sq Metres	Sq Feet
Office 1	26.73	287.61
Kitchen	6.55	70.48
Female	3.22	34.65
Office 3	15.05	161.94
Office 2	18.90	203.36
Store 1	5.08	54.66
Interview Room	13.91	149.67
Conference Room	15.93	171.41
Reception 1	12.76	137.30
Reception 2	18.83	202.61
Store 2	1.61	17.32
Males	3.13	33.68
Entrance Lobby	8.10	87.16
Office 4	52.64	566.41
Entrance Area	9.38	100.93
Hall 1	4.98	53.59
Hall 2	3.78	40.67
Cellar	21.53	231.70
Total Area	242.11	2605.10

P.J. Barnett Associates
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Job Title

92-94 Chapel Ash
Wolverhampton

Dr. Title

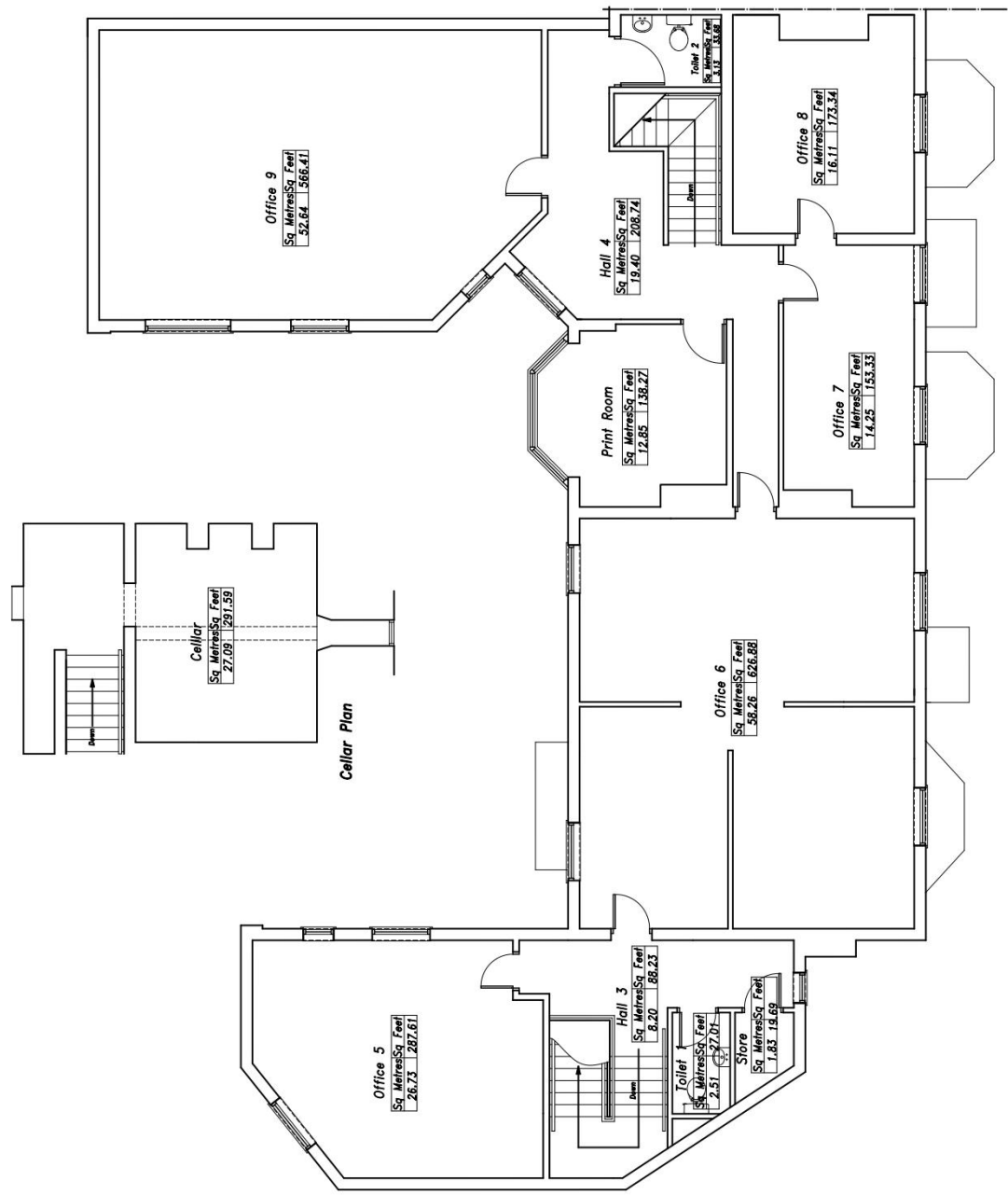
Existing Ground Floor Plan

Scale	1:100	Dr. No.	3845/01
Date	March 2002		
Drawn	Dirk Frerichs		
Checked			

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First Floor Plan

Schedule of Internal Areas	Sq Metres	Sq Feet
Office 5	26.73	287.61
Hall 3	8.20	88.23
Toilet 1	2.51	27.01
Store	1.83	19.69
Office 6	58.26	628.88
Print Room	12.85	138.27
Office 7	14.25	153.33
Office 8	16.11	173.34
Toilet 2	3.13	33.68
Hall 4	19.40	208.74
Office 9	52.64	566.41
Cellar	27.09	291.59
Total Area	243.00	2614.68

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Sheet No:

SK101

Location Plan

Scale: 1:500

Drawn: PJBA

Date: Nov. 2024

