Commercial Property Agents | **01902 425646**

6 Waterloo Road
Wolverhampton, WV1 4BL



1 Shaw Park, Shaw Road, Wolverhampton, WV10 9LE

TO LET

OFFICES

Size
693 sq ft (64 sq m)

Rent
£8,750

http://www.michaeltromans.co.uk/qlink2429

Location

The property is located about a mile to the north of Wolverhampton city centre just behind the Wolverhampton Science Park and off the A449 Stafford Road. The property sits within an attractive business park setting that is privately owned

Description

The property comprises a first floor suite within a modern two storey office building with associated car parking area

Refurbished (to a very high standard) accommodation is mainly open plan style, and has a glass partitioned board room with herringbone flooring. The main open area has laminate flooring

The suite further benefits from energy efficient lighting and energy efficient electric heating. Everything can be operated by voice, smart device and manually

The entrance door is unlocked via thumb print, smart device or unique code. A brand new kitchenette has also recently been installed

Private toilet facility also included. Items such as board room table, chairs, desks, Smart TV and pool table are available to purchase by negotiation.

Walls have been painted and sprayed by a graffiti artist at present, but changing them to all white for example, is completely fine if you’d like to do so.

Accommodation

First Floor 693ft²

Private WC, and shared lobby area

2 allocated car spaces

Several unallocated car spaces available on a first served basis

To Let

£8750pa exclusive

Business Rates

Rateable Value from April 2026: £7,200

The property qualifies for 100% business rates relief.

Service Charge

A service charge for the maintenance of the estate is around £57 per month.

VAT

Will apply

EPC

B

Viewing

By arrangement with Michael Tromans & Co

01902 425646

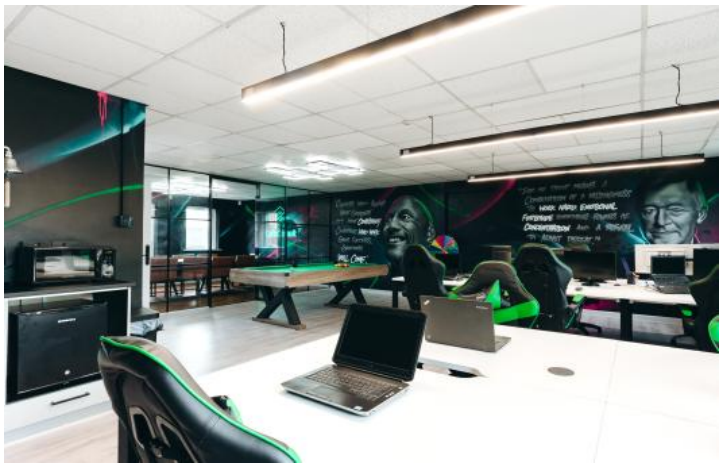
tromansandco@aol.com

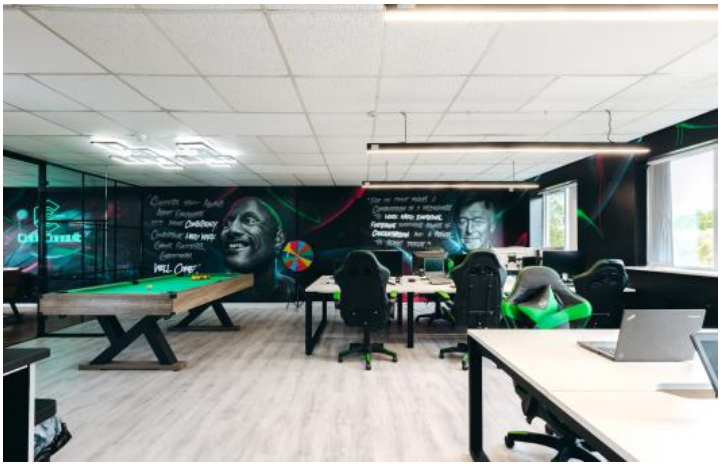
Subject to contract

MISREPRESENTATION ACT 1967: Michael Tromans & Co. for itself and for the vendors or lessors of this property whose agents they are give notice that are a general outline only for the guidance of indending purchasers or lessees, and do not constitute an offer of contract. All descriptions and any other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of them. No employee of Michael Tromans & Co. has any authority to make or give any or warranty whatever in relation to this property.

Additional Images















Location Map

