



Commercial Property Agents | **01902 425646**

6 Waterloo Road  
Wolverhampton, WV1 4BL



3 Nightingale Place, Pendeford Business Park, WV9 5HF

## TO LET / FOR SALE

### OFFICES

**Size**  
1,280 sq ft (119 sq m)

**Purchase Price**  
£195,000

**Rent**  
£14,500

<http://www.michaeltromans.co.uk/qlink3067>

## Location

The property is located within an established business park environment

The property is situated approximately 4.5 miles north of Wolverhampton city centre with easy access to M54 Junction 2 and A454 Stafford Road

## Description

The property comprises an attractive modern two storey office building set within a small terrace

The property offers open plan accommodation and benefits from suspended ceilings, double glazing, perimeter cable trunking

Each floor is presently partitioned to provide a private office area, and the ground floor also provides a small kitchenette area

## Accommodation

Approximate net internal

Ground Floor      591 sq ft

2 x WCs

First Floor      687 sq ft

5 allocated car parking spaces

## EPC

C

## Price

£195000

For the virtual freehold/long leasehold interest

## Rent

£14500pa

## Service Charge

Will apply

## VAT

Will apply

## Business Rates

Rateable Value £14500

## Viewing

By arrangement with Michael Tromans & Co

## Additional Images



## Location Map

