



Commercial Property Agents | **01902 425646**

6 Waterloo Road  
Wolverhampton, WV1 4BL



51-53 Queen Street, Wolverhampton, WV1 1ES

**TO LET**

OFFICES

**Size**  
20,000 sq ft (1,858 sq m)

**Rent**  
£POA

<http://www.michaeltromans.co.uk/qlink3232>

## Location

The former Express & Star headquarters 51-53 Queen Street is located in a highly prominent position directly opposite a range of retail accommodation.

Located within Wolverhamptons inner Ring Road, just a short walk from the bus, tram and train station, with excellent transport links.

## Description

51-53 Queen Street comprises two interconnected office buildings fronting Queen Street.

The building offers 4 storeys of office accommodation with basement, 3 passenger lifts and reception area.

The office suites typically benefit from carpet flooring and inset LED lighting, storage, W/C and kitchen facilities.

The building is locally listed.

## Accommodation

Ground Floor 5171 sq.ft / 480.36 sq.m

First Floor 5114 sq.ft / 475.16 sq.m

Second Floor 5088 sq.ft / 472.67 sq.m

Third Floor 4830 sq.ft / 448.77 sq.m

**TOTAL 20,203 sq.ft / 1876.97 sq.m**

Basement 5840 sq.ft / 242.54 sq.m

## Rent

On application, dependant on size requirements.

from £10 per square foot

## Lease

New lease available on terms to be agreed

## Business Rates

To be assessed.

VOA current calculations based on:

£4.88 per square foot

£52.50 per square meter

## Service Charge

Will apply

## EPC

C - 64

## VAT

May apply

## Viewing

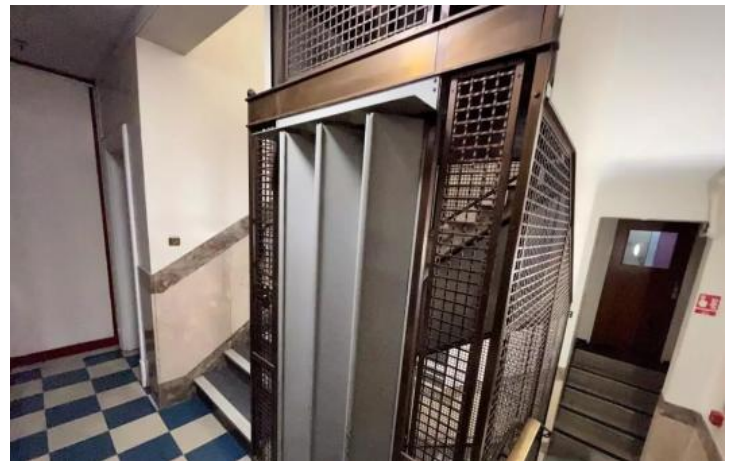
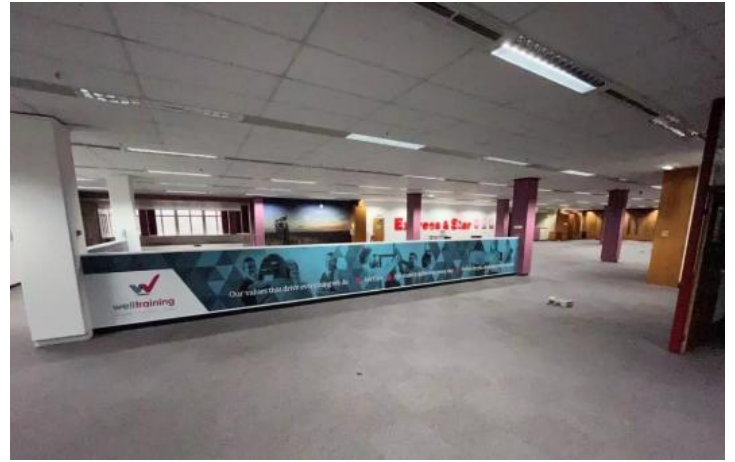
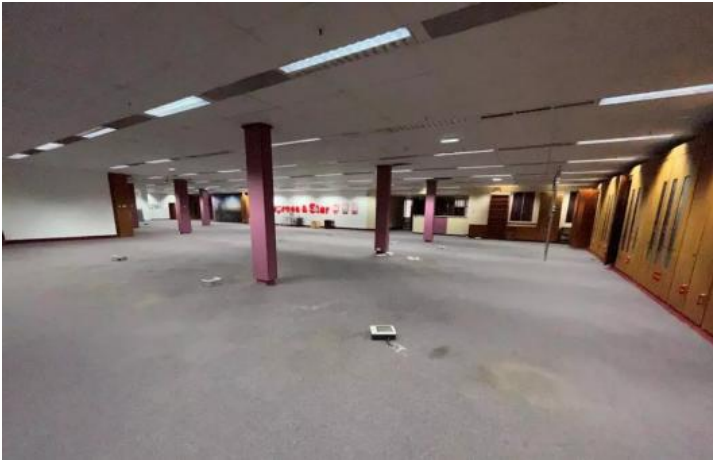
By arrangement with the agents:

Michael Tromans & Co

Tel: 01902 425646

tromansandco@aol.com

Additional Images



# Additional Images

