



Commercial Property Agents | **01902 425646**

6 Waterloo Road  
Wolverhampton, WV1 4BL



Derwent House, 42-46 Waterloo Road, Wolverhampton, WV1 4XB

## TO LET

OFFICES

Rent  
£/oa

- \* Premium Office Space
- \* DDA Compliant Lift
- \* Manned Reception

## Location

This prominent corner office building is located in the professional quarter of Wolverhampton City on Waterloo Road.

Other occupiers on this street include recruitment agents, solicitors, estate agents and surveyors.

## Description

Modern office accommodation, manned reception, and on site car parking available.

Heating and electricity are included in the rental price.

## Accommodation

From 100 ft<sup>2</sup> to 5000 ft<sup>2</sup>

Current availability(04/22):

GF 450 sq.ft £6000 per annum exclusive

1st fl 250 sq.ft £3900 per annum exclusive (office 19)

4th fl 4000 sq.ft £40,000 per annum exclusive

From October

1st fl 600 sq.ft ££8400 per annum exclusive (office 11-12)

## Car Parking

Available to rent on a separate license.

## Lease

Flexible lease terms.

## Business Rates

\*Small Business Rates Relief may apply\*

RVs are typically based on £7.2psf

Therefore charge approx

£3.45ps

Prospective tenants are advised to make

their own enquiries with the local rating authority to verify the above.

## EPC Rating

C

## VAT

Will be charged as appropriate.

## Viewing

By arrangement with the agent:

Stephanie Cooper

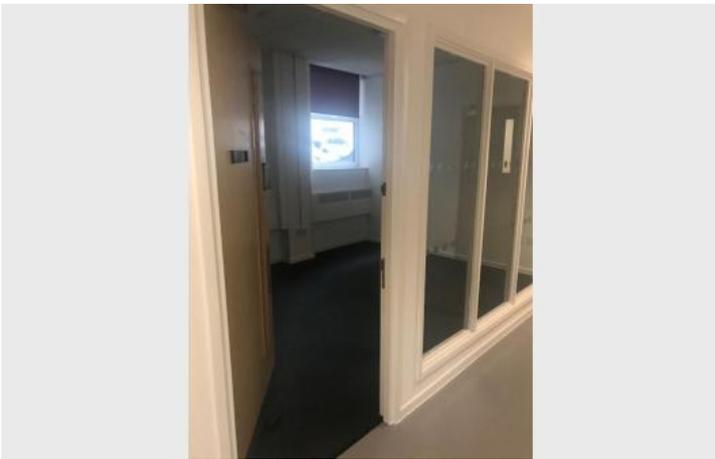
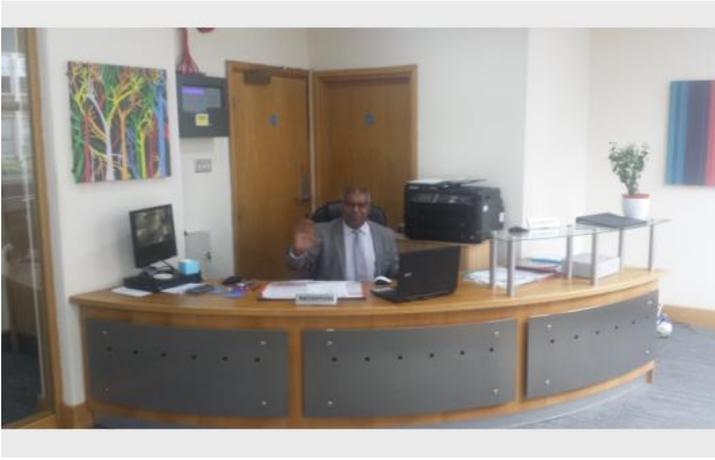
Michael Tromans & Co

Tel: 01902 425646

## SUBJECT TO CONTRACT

SC

Additional Images



# Location Map

