



Fullard House, Neachells Lane, Wednesfield, WV11 3QF

TO LET

OFFICES

Rent
£From £6,000 pax

Location

The property is located in a prominent location at the top of Neachells Lane, near to Wednesfield town centre.

Description

The property comprises a self contained office suite

The property benefits from a gas central heating system suspended ceiling, and cat 2 lighting.

Accommodation

A choice of six suites available:

1. Ground Floor Front (former beauty salon)

Office Suite 600ft²

Car Parking

2. Ground Floor Rear Front

Office Suite 400 sq.ft

Car Parking

3. Ground Floor Rear NOW LET

Office Suite 700 sq.ft

Car Parking

4. Ground Floor Rear Side NOW LET

Office Suite 1250 sq.ft

Car Parking

5. First Floor Office 1

Office Suite 500 sq.ft

Car Parking

6. First Floor Office 2

Office Suite 500 sq.ft

Car Parking

7. First Floor Office 3

Office Suite 500 sq.ft

Car Parking

8. First Floor Office 4

Office Suite 500 sq.ft

Car Parking

Rent / Service Charge

1. Ground Floor Front (former beauty salon)

£10,000 per annum exclusive

There is a separate service charge levied to cover gas/water/building repair.

2. Ground Floor Rear Front

£6,000 per annum exclusive

There is a separate service charge levied to cover gas/water/building repair.

3. Ground Floor Rear

£6,000 per annum exclusive

There is a separate service charge levied to cover gas/water/building repair.

4. Ground Rear Side

£12,000 per annum exclusive

There is a separate service charge levied to cover gas/water/building repair.

5. First Floor Office 1

£6,000 per annum exclusive

There is a separate service charge levied to cover gas/water/building repair.

6. First Floor Office 2

£6,000 per annum exclusive

There is a separate service charge levied to cover gas/water/building repair.

7. First Floor Office 3

£6,000 per annum exclusive

There is a separate service charge levied to cover gas/water/building repair.

8. First Floor Office 4

£6,000 per annum exclusive

There is a separate service charge levied to cover gas/water/building repair.

Business rates

To be assessed.

100% Small business rates relief may apply.

Viewing

By arrangement with the agents:

Michael Tromans & Co
Tel: (01902) 425646

Email: tromansandco@aol.com

Subject to Contract

MRT/SC/03032023

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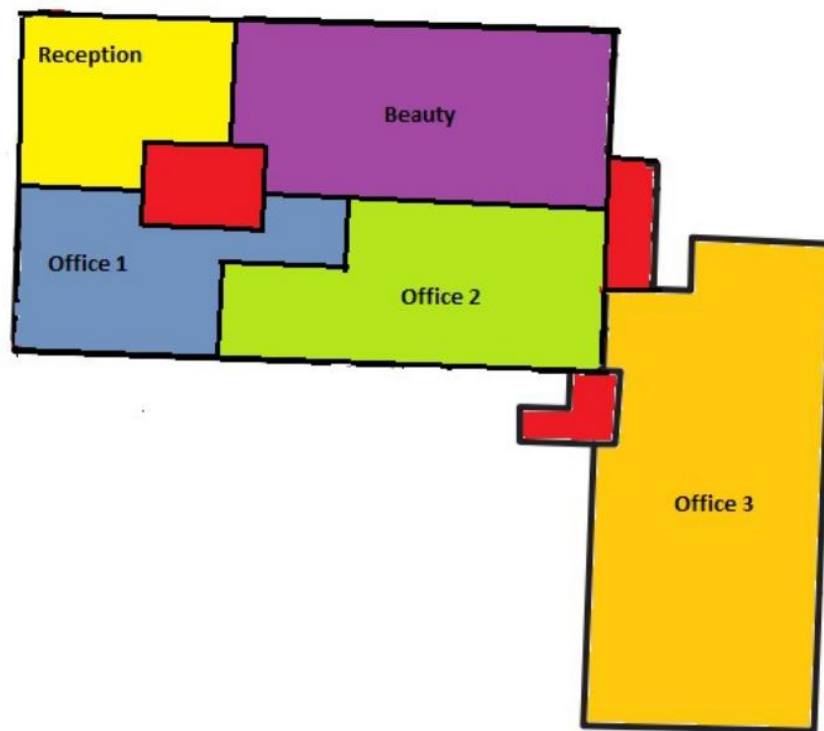
Additional Images



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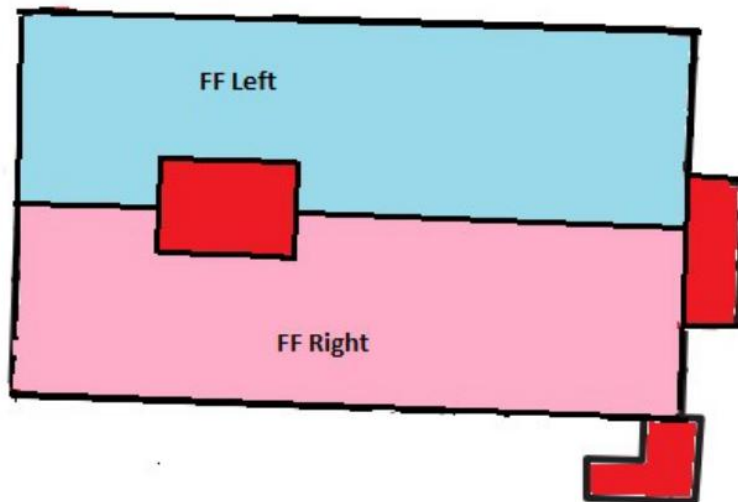


GF



Beauty	1000 Sq ft	£10,000
Office 1	400 Sq ft	£6,000
Office 2	700 Sq ft	£6,000
Office 3	1250 Sq ft	£12,000

FF



FF Left	1500 Sq ft	£10,000
FF Right	1500 Sq ft	£10,000