Commercial Property Agents | **01902 425646**

6 Waterloo Road
Wolverhampton, WV1 4BL



FUSED - Creative work Pods - The Paperstore, Castle Street,

TO LET

RETAIL & LEISURE

Size
220 sq ft (20 sq m)

Rent
£400 - £750 pcm

http://www.michaeltromans.co.uk/qlink3193

Location

The Paperstore warehouse was formerly used by the Express & Star Newspaper and is located behind their old offices on the street that runs parallel to Queen Street which is named Castle Street in Wolverhampton City centre close to the bus and tram stations.

Castle Street is famous for the Express & Star bridge.

Description

The warehouse has been converted into an exciting new creative and social hub, offering work pods with their own water/ kitchenette facilities. They are inspired by the Custard Factory in Birmingham.

Work pods are available To Let.

The pods would suit beauty, aesthetic, tattoo and creative work studios and are ideal for other small and start-up businesses.

The work space interlinks with the stylish new Space internet/cocktail bar/Café

https://www.instagram.com/space.wlv/

Note – All Units are inclusive of:
• Water
• Gas
• Secure High-Speed Internet
• 24 Hour Access
• Fall under Small business rates
• 20% off café prices
Electric is calculated monthly via Sub metre and invoiced accordingly based on usage

Accommodation

Pod sizes:

105 sq.ft (4)

125 sq.ft (5)

220 sq.ft (2)

Hair wash/work stations also available to rent in the large hair salon that has also been created in the unit.

Rent

The price structure corresponds to the size of the unit.

Small £400 per calendar month (£4800 pax)

Medium £650 per calendar month (£7800 pax)

Large £750 per calendar month (£9000 pax)

Salon work station £150 - £200 per week

Unit Availability (13/1/2026)

• Unit 1 Occupied
• Unit 2 Occupied
• Unit 3 Daily/Weekly rental options
• Unit 4 £650
• Unit 5 Occupied
• Unit 6 £650
• Unit 7 £650
• Unit 8 Occupied
• Unit 9 Occupied
• Unit 10 Occupied
• Unit 11 £450
• Unit 12 Occupied
• Unit 13 £750
• Unit 14 £850

Lease/ License

Flexible terms available.

VAT

Not applicable

Service Charge

Water rates are currently included in the rent.

Electricity will be charged via sub-meter.

A contribution towards building insurance may be required.

Business Rates

The pods will be within the threshold for full small business rates relief.

It is up to the tenant to claim small business rates relief.

100% Small Business Rates Relief may apply

EPC

C - (75)

Viewing

By arrangement with the agents:

Michael Tromans & Co

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01902 425646

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Additional Images









Location Map

