



Ground Floor office, 1 Shaw Park, Shaw Road, Wolverhampton,

TO LET

OFFICES

Size
632 sq ft (59 sq m)

Rent
£8,500

- * Recently refurbished to a high standard
- * Smart-controlled electric heating
- * LED lighting
- * Fingerprint and app-controlled access
- * Modern ground floor office suite
- * Flexible three-room layout
- * Private allocated car parking
- * Step-free disabled access
- * Accessible WC facilities
- * Business Park

<http://www.michaeltromans.co.uk/qmlink3245>

Location

The property is in a fantastic location, about a mile to the north of Wolverhampton City Centre just behind the Wolverhampton Science Park and off the A449 Stafford Road. The property sits within an attractive business park setting (privately owned).

Description

The property comprises a well-presented, recently refurbished ground floor office suite occupying an 'L'-shaped layout within a modern two-storey office building.

The suite benefits from a private car parking area and offers high-quality office accommodation suitable for a wide range of business uses. Designed with practicality and efficiency in mind, the office features step-free disabled access, accessible WC facilities, energy-efficient LED lighting, and modern electric heating throughout.

The heating system is fully smart-enabled, allowing operation via voice control, a mobile app or manual controls for maximum convenience. Security has also been enhanced with fingerprint and mobile app-controlled smart access locks, providing an added layer of security.

The accommodation is arranged into three separate office rooms, offering a flexible layout that can accommodate private offices, meeting rooms, collaborative working areas or client-facing space.

Accommodation

Ground Floor 632ft²

Private WC, and shared lobby area

2 allocated car spaces

Several unallocated car spaces available on a first served basis

To Let

£8500pa exclusive

Business Rates

Rateable Value £6700

Interested parties are advised to make their own enquiries with the local rating authority.

100% Small Business Rates Relief may apply

Service Charge

A service charge for the maintenance of the estate is levied and currently based on £50 per calendar month.

VAT

Will apply

EPC

B - (47)

Viewing

By arrangement with Michael Tromans & Co

01902 425646

tromansandco@aol.com

Subject to Contract

Additional Images



Location Map

