Commercial Property Agents | **01902 425646**

6 Waterloo Road
Wolverhampton, WV1 4BL



James House, Newport Road, Albrighton, WV7 3HA

TO LET

OFFICES

Rent
£poa

- Close to M54 and Albrighton station
- Ample Car Parking
- Flexible term

http://www.michaeltromans.co.uk/qlink2982

Location

James House is a modern business hub in a prominent roadside position on the A41 within easy walking distance of Albrighton and all its local amenities.

The premises has excellent road and rail links. Albrighton Train Station adjoins the property on a direct line to Shrewsbury, Telford, Wolverhampton and Birmingham. The M54 is only 2 miles away with Telford 9 miles to the West and Wolverhampton 8 miles to the South-East. There is a large on-site car park which also provides pedestrian access to the adjacent train station.

Description

James House offers a range of serviced office solutions to suit businesses that want dedicated workspaces on a flexible basis but with no hidden costs.

The property is an attractive two-storey office complex of brick construction beneath a pitched tile roof with large double-glazed windows providing good natural light. Its contemporary design offers a spacious and professional environment for both staff and visitors.

A variety of smart office spaces are available with excellent on-site facilities including a welcoming reception area with laid-back seating. Break-out areas and kitchen facilities are available on each floor. There is also an impressive meeting room available for hire, complete with a 12-seater boardroom table and 65” touchscreen TV monitor and digital flipchart.

The premises has fibre connectivity throughout (FTTC) and has recently benefitted from significant investment in energy efficient systems to include LED lighting with automatic movement sensors in all communal areas, EV charging points and a 30kW solar panel array to generate electricity for in-house use and to export back to the grid.

In total, the property extends to approximately 18,500 sqft gross, with individual offices ranging from 100 sqft up to 2,000 sqft. Due to their modular design, smart office spaces of various sizes can be configured to suit specific requirements.

Accommodation

A variety of office suites are available between 100sq ft and 1000 sq ft

Rent

Flexible lease terms are available with rent charged on an all-inclusive basis (incorporating electricity, gas and other utilities, as well as business rates and buildings insurance). Full details available upon request. Please enquire for current availability or to arrange a viewing.

Business Rates

Are included

Tenure

Licence or lease options

VAT

All rent figures quoted are subject to VAT.

EPC

The property has been awarded an Energy Performance Certificate A (25)

Viewing

By arrangement

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Additional Images













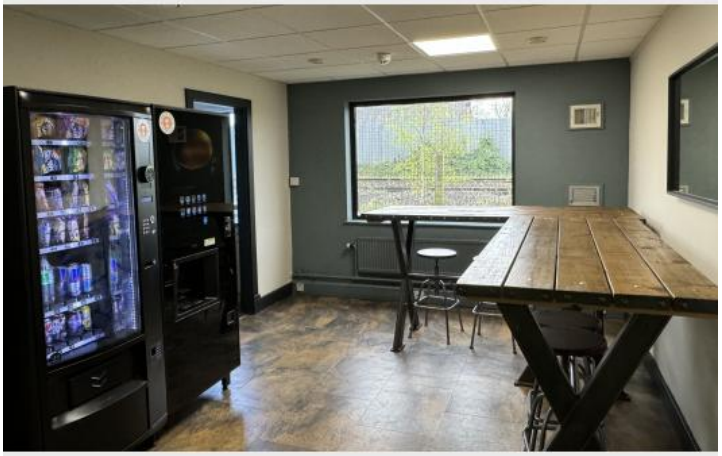




Additional Images









Location Map

