Commercial Property Agents | **01902 425646**

6 Waterloo Road
Wolverhampton, WV1 4BL



Wombourne House, Heath Mill Road, Wombourne, WV5 8BD

TO LET

OFFICES

Rent
£POA

Serviced and Self Contained Offices

from 170sq.ft to 2,500 sq.ft

On Site Parking

http://www.michaeltromans.co.uk/qlink3073

Location

The property is located in Wombourne between Wolverhampton and Dudley, just off the B4176 in an established industrial location, well served by a large residential catchment. Nearby operators include Sainsburys and McCain with other local and national operators.

Approximate Travel Distances:-

Kingswinford 3 miles

Wolverhampton 7 miles

M5 Junction 2 9.5 miles

M6 Junction 9 11 miles

Description

The property offers ground floor serviced office suites ranging from 170sq.ft which, have recently undergone recent refurbishment and benefit from suspended ceilings, recessed LED lighting, air conditioning and carpeted floors, with the usual W.C. facilities and well appointed kitchen.

The larger self contained office block (Office 9) measures approximately 2,500 sq.ft. and could be let as a whole or potentially divided and is well equipped as per the other offices. In addition there is a small boardroom and training room available to book at no additional cost. There is ample onsite parking to the front and rear which is all monitored by CCTV.

Accommodation

All measurements are approximate

Office 1	175 sq.ft	16.3 sq.m	£3,150 pax NOW LET
Office 2	170 sq.ft	15.8 sq.m	£3,060 pax NOW LET
Office 5	175 sq.ft	16.3 sq.m	£3,150 pax NOW LET
Office 6	225 sq.ft	20.9 sq.m	£3,550 pax NOW LET
Office 9	2,500 sq.ft	232.3 sq.m	£20,000 pax NOW LET
Office 11	400 sq.ft	37.16 sq.m	£8,750 Plus VAT
Office 12	151sq.ft	14.01 sq.m	£3,250 Plus VAT

Lease

The offices are available either by way of a Licence or Lease on terms to be agreed.

VAT

The property has been elected for VAT and all figures quoted will be subject to VAT at the prevailing rate.

Business Rates

To be assessed

Service Charge

Offices 1-11 are inclusive of service charge.

Viewing

By arrangement with Michael Tromans & Co,

Tel 01902 425646

or via our joint agent Andrew Dixon & Co

Tel 01543 506640

MISREPRESENTATION ACT 1967: Michael Tromans & Co. for itself and for the vendors or lessors of this property whose agents they are give notice that are a general outline only for the guidance of indending purchasers or lessees, and do not constitute an offer of contract. All descriptions and any other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of them. No employee of Michael Tromans & Co. has any authority to make or give any or warranty whatever in relation to this property.

Additional Images









Location Map

