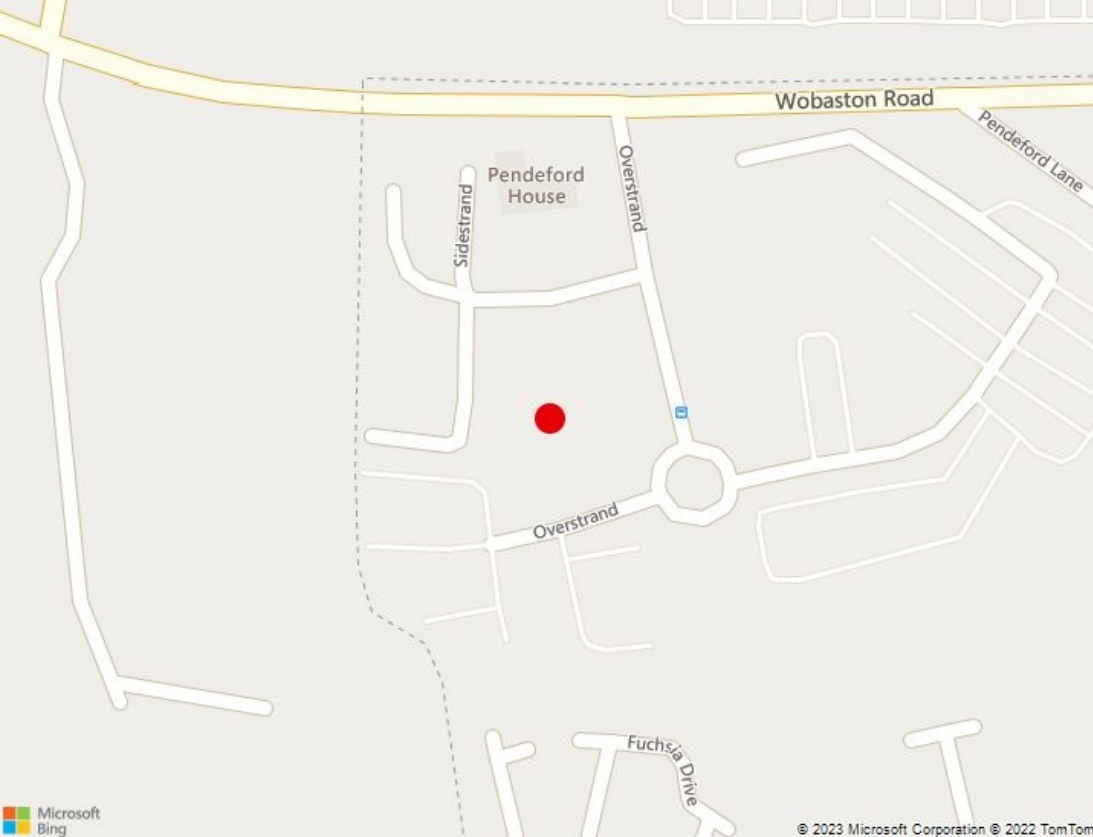


MODERN SELF CONTAINED OFFICE TO LET

Unit 4, Pendeford Place, Pendeford Business Park, Wolverhampton, West Midlands, WV9 5HD

2,066 SqFt (191.93 SqM) | £26,850 per annum exclusive





KEY FEATURES

- Close to J2 of M54
- Situated on an established office business park
- 8 car parking spaces
- Available immediately
- Modern, well presented offices
- Mix of open plan and partitioned accommodation

LOCATION

The property is situated on an established office business park on the edge of Wolverhampton, just off Wobaston Road, on the outskirts of the suburb of Pendeford. The property sits approximately 1.7 miles from to Junction 2 of the M54 to the north with Wolverhampton City Centre lying 5.5 miles to the south,

DESCRIPTION

The property consists of a semi-detached self contained modern two storey office building. Internally, the offices provide partitioned office accommodation suitable for training and meeting rooms although is capable of being returned to open plan, and benefits from suspended ceilings incorporating LED lighting panels, carpeted floors, plaster painted walls, gas central heated serving radiators and perimeter trunking. There are 8 allocated car parking spaces available within the Pendeford Place car park.

Area	SqFt	SqM
Ground Floor	958	89
First Floor	1,108	102.93
Total Floor Area	2,066	191.93



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TERMS

A new full repairing and insuring lease is available for a term of 5 years or multiples thereof subject to negotiation.

ASKING RENT

£26,850 per annum exclusive

SERVICE CHARGE

A Service Charge is payable towards the costs of maintenance of common areas and landscaping.

EPC

A Full copy of the Energy Performance Certificate is available upon request.

BUSINESS RATES

The property has separate Business Rateable Values of £11,000 and £12,500. To be reassessed.

Interested parties are advised to make their own enquiries with the local authority (Wolverhampton) for verification purposes.

MONEY LAUNDERING

In accordance with Anti Money Laundering Regulations, two forms of ID and confirmation of the source of funding will be required from the successful applicant.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in the transaction.

VAT

All figures quoted are exclusive of VAT which will be payable.

VIEWING

Strictly by prior appointment, please contact:



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