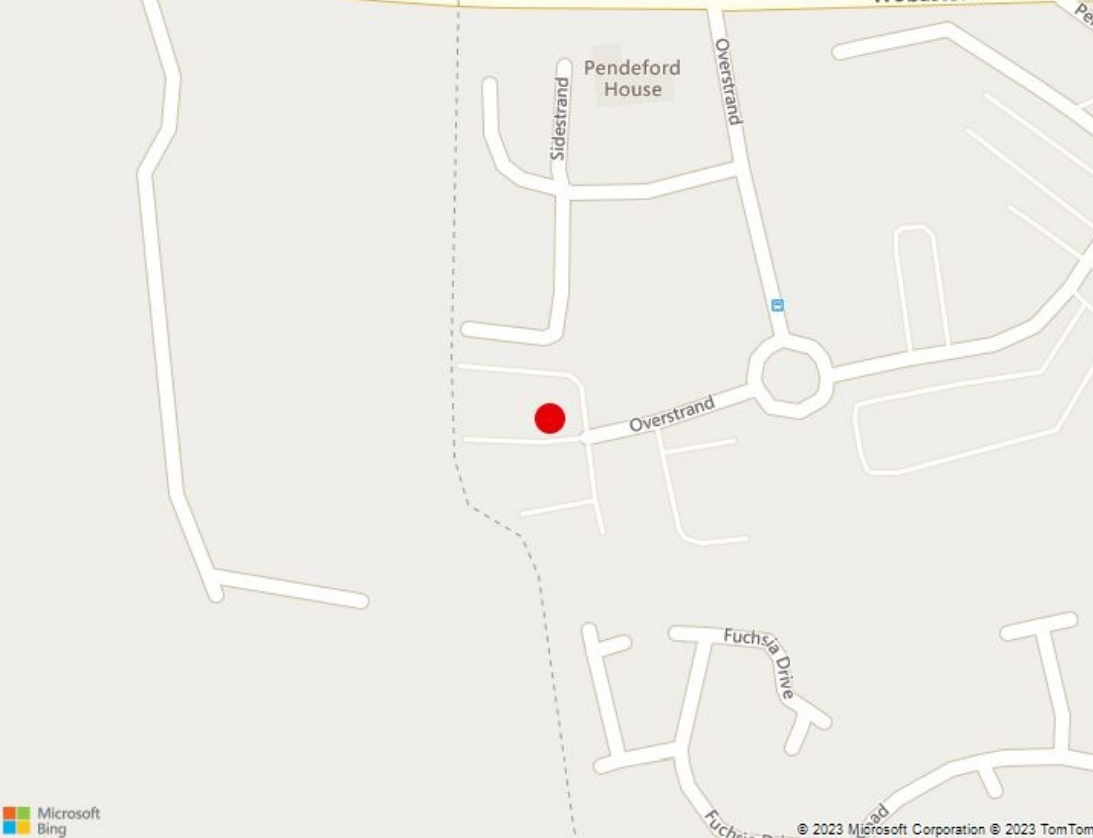


SELF-CONTAINED OFFICE FOR SALE

Unit 6, Newton Court, Pendeford Business Park, Wolverhampton, West Midlands, WV9 5HB

1,671 SqFt (155.24 SqM) | £285,000 Offers Around





KEY FEATURES

- Virtual Freehold
- 12 car parking spaces
- Located on an established office business park
- Self contained
- Modern two-storey office

LOCATION

Situated on an established office business park in Pendeford, on the edge of Wolverhampton, the property sits just off the Wobaston Road, two miles to Junction 2 of the M54. There is a designated bus stop for the office park, serving two bus routes.

DESCRIPTION

The property comprises a self contained mid-terraced modern two storey office building situated in an established office park within Wolverhampton. Internally, the offices are open plan at ground floor and have been refurbished to a high specification to include suspended ceilings incorporating LED light boxes, carpeted floors, plaster painted walls and electrical storage heating. The first floor has been partitioned to include two offices along with the main floor space. The property has 12 allocated car parking spaces.

Area	SqFt	SqM
Ground	766	71.16
First	905	84.07
Total Floor Area	1,671	155.24



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TERMS

The property is available with vacant possession on a virtual freehold until 15th December 2993.

ASKING PRICE

£285,000 Offers Around

SERVICE CHARGE

A contribution towards the estate service charge for the repair and maintenance of the communal areas is payable. Further details are available upon request.

EPC

The Energy Performance Certificate is available upon request.

BUSINESS RATES

Business Rateable Value - £17,500

We advise all interested parties to satisfy their own enquiries with the local authority (Wolverhampton).

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 is to bear their own legal costs within the transaction.

VAT

All figures are quoted exclusive of VAT which we understand will be applicable.

VIEWING

Strictly by prior appointment, please contact:



Eleanor Robinson

DDI: 0121 321 3441

Mob: 07738 713829

E: eleanor.robinson@burleybrowne.co.uk



0121 321 3441
www.burleybrowne.co.uk



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