



BREDON HOUSE | 321 TETTENHALL ROAD | WOLVERHAMPTON | WV6 0JZ

SERVICED OFFICE AVAILABLE APPROX. 191 SQFT

TEL: 01902 421216 EMAIL: wolverhampton@tsrsurveyors.co.uk

- Superior fully serviced accommodation
- Refurbished to a high standard
- On-site car parking available

Location

The property is situated in a prominent position on Tettenhall Road, set back from the roadside behind part of the car parking area. Adjacent to the Newbridge Shopping Parade, local services are immediately available.

Wolverhampton City Centre is approximately 1½ miles to the south east and Tettenhall Village is ½ mile to the North West both via the A41 Tettenhall Road.

Description

The Grade II Listed Building has been converted to create a range of offices to be let on a fully serviced basis. All services have been renewed and the accommodation benefits from:

- Telephone and IT Services
- Heating
- Kitchenette and Facilities
- Fibre broadband and communal Wi-Fi
- 24 Hour Security, CCTV and Access Control
- Car Parking

There is 1 car parking space available with the office.

Accommodation

	<u>Sqft</u>	<u>Sqm</u>	<u>Rent</u>
OFFICE F4	191	17.7	£6,500.00

Services (Not Checked or Tested)

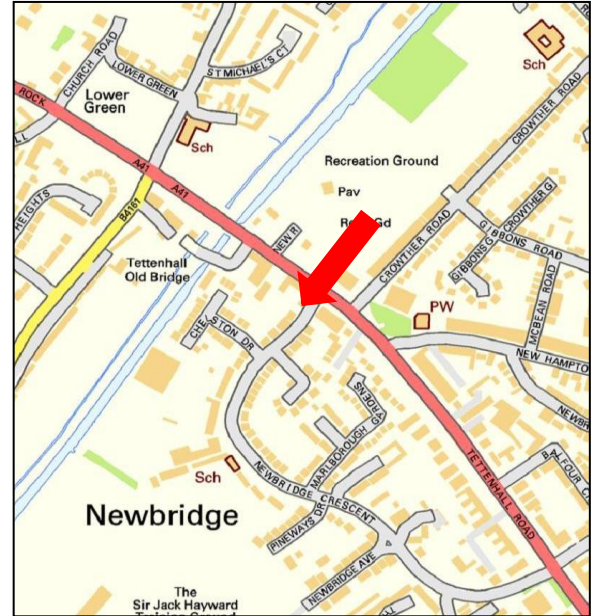
All mains services are connected and are provided for within the all-inclusive rents charged.

Tenure

The offices are available immediately on a new lease for a term to be agreed, from easy in easy out annual tenancies to longer leases, as required.

Business Rates

Interested parties must satisfy themselves with the up-to-date rating assessment via the Valuation Office and in respect of actual Rates Liabilities and potential Reliefs available, with the Local Authority.



For Reference purpose only Scale: Not to Scale

Local Authority

The property is located within the Borough of Wolverhampton City Council.

Legal Costs

In the event of a lease being granted, the tenant is to be responsible for the landlords' reasonable legal costs.

Anti-Money Laundering (AML) Regulations

We require two forms of identification and confirmation of funding, together with source of funding, from parties purchasing or leasing property, in addition to the usual references and credit checks.

VAT

All costs/prices are exclusive of, but subject to, VAT if applicable. The landlord has elected to charge VAT.

Viewing

Strictly by appointment with Towler Shaw Roberts, Wolverhampton Office on 01902 421216. Or email wolverhampton@tsrsurveyors.co.uk

June 2023

4 Tettenhall Road, Wolverhampton, West Midlands, WV1 4SA
Tel: 01902 421216

Also at
TSR House
Brassey Road, Old Potts Way, Shrewsbury, Shropshire SY3 7FA
Tel: 01743 243900

Also at
Unit 8, Hollinswood Court
Stafford Court, Telford, Shropshire TF3 3DE
Tel: 01952 210222

Important Notice

"These particulars are issued on the distinct understanding that all negotiations are concluded through Towler Shaw Roberts LLP (or their joint agents where applicable). The property is offered subject to contract and is still being available at the time of the enquiry and no responsibility can be accepted for any loss or expenses incurred in viewing or otherwise. Towler Shaw Roberts LLP (and their joint agents where applicable) for themselves and for the vendors of the property whose agents they are, given notice that: (i) These particulars are a general outline only for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract; (ii) Towler Shaw Roberts LLP cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other detail contained herein and prospective purchasers or tenants must not rely on them as statements of fact or representations and must satisfy themselves as to their accuracy; (iii) No employee of Towler Shaw Roberts LLP (and its subsidiaries and their joint agents where applicable) has any authority to make or give any representation or warranty or enter into any contract whatever in relation to the property; (iv) Towler Shaw Roberts LLP (and its subsidiaries where applicable) will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars, and (v) The reference to any plant, machinery, equipment, services, fixtures or fittings at the property shall not constitute a representation (unless otherwise stated) as to its state or condition or that it is capable of fulfilling its function. Prospective purchasers/tenants should satisfy themselves as to the fitness of such items for their requirements."