

# TO LET

# TSR

TOWLER SHAW ROBERTS

## REFURBISHED OFFICE ACCOMMODATION



**6-8 Tettenhall Road  
Wolverhampton  
West Midlands  
WV1 4SA**

- Mix of open plan and cellular offices
- Car parking available on site
- Located on the edge of Wolverhampton City Centre on the main (A41) Tettenhall Road
- Rent from £22,500 per annum

**Call 01902 421216**

[www.tsrsurveyors.co.uk](http://www.tsrsurveyors.co.uk)

## Location

The property is located on the main (A41) Tettenhall Road in Wolverhampton, which provides access to Junction 3 of the M54 as well as Wolverhampton City Centre (approximately ½ mile distant). It is situated in a popular mixed suburb of retailers and professional operators with the main ring road (A4150) linking all major route ways in and out of the City, this being only a short distance away.

## Description

The property comprises a three storey semi-detached premises with a mix of open plan and cellular offices over its 3 principal floors. Providing good quality space benefiting from carpeted floors, suspended ceilings with high quality lighting, perimeter trunking and gas central heating radiators.

No. 8 consists of self-contained office suites situated over 2 floors with the benefit of its own entrance and WC facilities. Potentially well suited for medical uses.

All offices benefit from an on-site shared car park.

## Accommodation

	Sqft	Sqm
Suite 1 (Ground Floor)	OCCUPIED	OCCUPIED
Suite 2 (Ground Floor)	1,500	139.4
Suite 3 (Ground Floor)	OCCUPIED	OCCUPIED
Suite 4 (First Floor)	OCCUPIED	OCCUPIED
Suite 5 (First/Second Floor)	OCCUPIED	OCCUPIED
No. 8	1,526	141.8

## Services (Not Checked or Tested)

We are advised that the mains water, electricity, gas and drainage are connected or available. However, interested parties are advised to check the position with their advisors/contractors.

## Tenure

The premises are available on a new lease for a term of years to be agreed.

## Rent

From £22,500 per annum, payable quarterly in advance on the standard quarter days.

## Business Rates

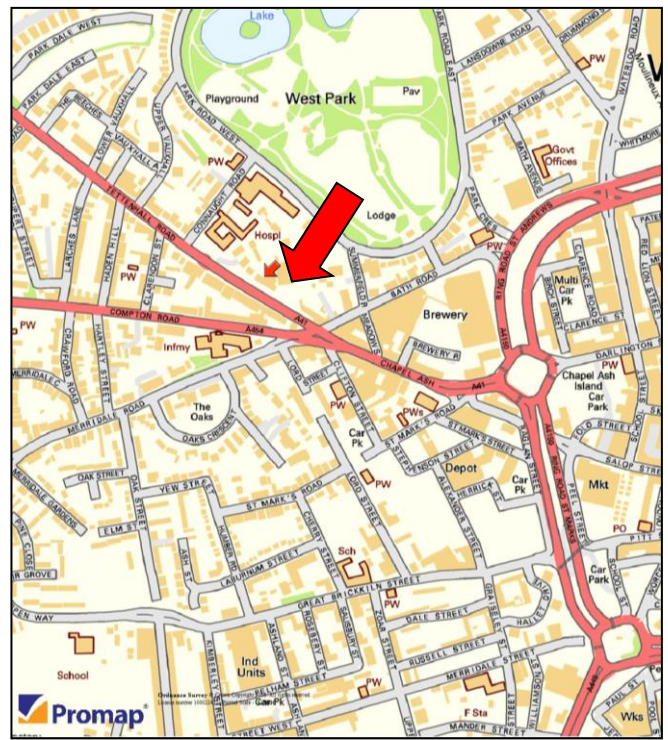
Occupation of individual offices will require assessment by the local authority. Enquiries may be made to Wolverhampton City Council. Tel: 01902 555802.

## Energy Performance Certificate – E114

4 Tettenhall Road, Wolverhampton, West Midlands, WV1 4SA  
Tel: 01902 421216 Fax: 01902 426234

Also at  
**TSR House**  
Brassey Road, Old Potts Way, Shrewsbury, Shropshire SY3 7FA  
Tel: 01743 243900 Fax: 01743 243999

Also at  
**Unit 8, Hollinswood Court**  
Stafford Court, Telford, Shropshire TF3 3DE  
Tel: 01952 210222 Fax: 01952 210219



For Reference Only

Scale: Not to Scale

## Planning

Interested parties are advised to make their own enquiries with the local planning authority in respect of their own proposed use of the property.

## Legal Costs

Each party is responsible for their own reasonable legal costs, if applicable.

## 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.

## Viewing

Strictly by appointment with Towler Shaw Roberts, Wolverhampton Office on 01902 421216. Or email [wolverhampton@tsrsurveyors.co.uk](mailto:wolverhampton@tsrsurveyors.co.uk).

September 2023

### Consumer Protection from Unfair Trading Regulations 2008

"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."