

# TO LET

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MODERN CONVERTED PICTURESQUE OFFICES AVAILABLE TO LET



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BREWHOUSE

SUTTON FARM

HOLLOWAY

CLAVERLEY

WOLVERHAMPTON

WV5 7DD

**TSR**

TOWLER SHAW ROBERTS

## LOCATION

The offices are situated on the Sutton Farm estate, on the outskirts of the village of Claverley. Located in a picturesque rural setting just off the main A454 (Bridgnorth Road) the property is nicely positioned between Bridgnorth (6.5 miles to the West), and Wolverhampton City Centre which is 10.5 miles to the East.

## DESCRIPTION

The converted farm buildings offer an excellent range of high-quality open plan offices in a delightful location, extremely private but very easily accessible from main roads and with excellent parking.

The Brew House is a converted barn which now lends itself to open plan working and incorporates laminate flooring, LED lighting throughout, and brilliant white walls to fully exploit the natural light that is available via the large sliding door positioned along the sides of the building.

The property also includes a large kitchen area and W/C facilities.

## ACCOMMODATION

	<u>Sq. Ft.</u>	<u>Sq. M</u>
The Brewhouse	1,456	135.2

## SERVICES

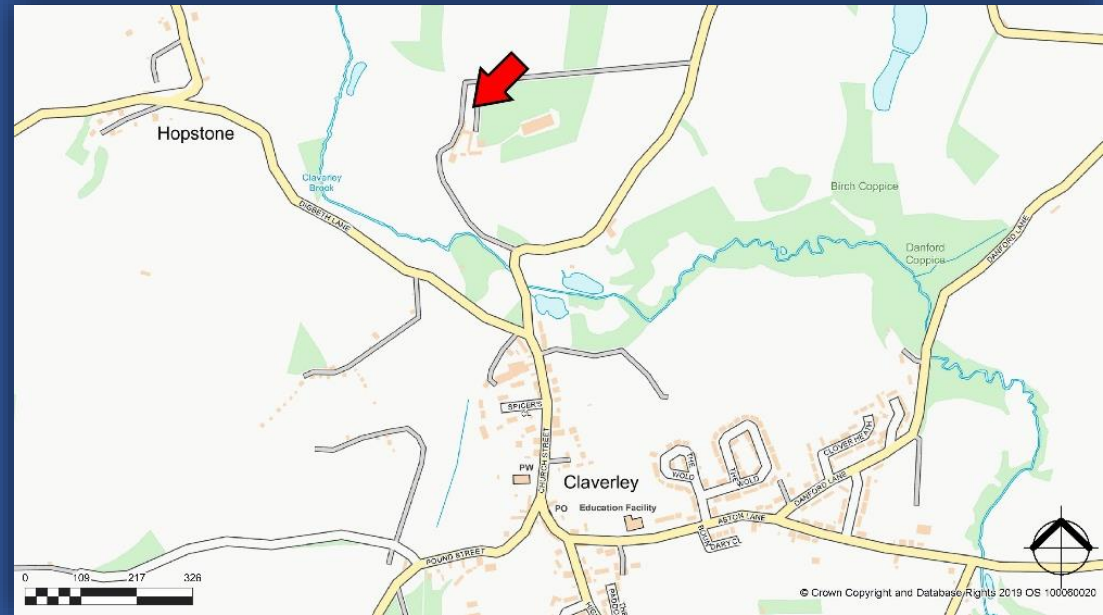
We understand that mains water, gas, drainage and electricity are connected to the site. Prospective tenants must satisfy themselves in respect of the provision and capacity of all services and drainage, either on or off site.

## LOCAL AUTHORITY RATES

Tenants must make their own enquiries with the Valuation Office.

## RENT

**£24,000.00** per annum exclusive.



## EPC – Energy Performance Certificate – D84

## TENURE

The property is available as a whole or in part, on a new full repairing and insuring lease for a term of years to be agreed.

## VAT

All costs / prices are exclusive of but subject to VAT 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.

## VIEWINGS

Strictly by prior appointment with the sole Selling Agents:  
Towler Shaw Roberts LLP, 4 Tettenhall Road, Wolverhampton, WV1 4SA.  
Tel: 01902 421216.





#### Important Notice

*Dated: June 2023*

"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."