

TO LET

**FLEXIBLE OFFICE ACCOMMODATION IN PROMINENT FRINGE OF TOWN
CENTRE LOCATION**



**51 WATERLOO ROAD
WOLVERHAMPTON
WEST MIDLANDS
WV1 4QJ**

TSR

TOWLER SHAW ROBERTS

KEY FEATURES

- Office building situated within walking distance of Wolverhampton City Centre
- Total Net Internal Floor Area Available: 2,260 sqft (210 sqm)
- Rear parking available
- Flexible accommodation with the potential to be divided into smaller suites ranging from 972 sqft
- Rent from: £10,000.00 per annum exclusive



DESCRIPTION & SITUATION

The office building, which is situated on the outskirts of Wolverhampton City Centre, is a 3-storey building that consists of cellular office suites (with kitchen and W/C facilities on both ground and first floors), as well as private car parking for up to 10 vehicles.

Being situated on Waterloo Road, just off the main Wolverhampton Ring Road, the property has excellent links to the local road network, has great access to public transport (Wolverhampton train and bus stations are approximately 0.7 mile to the east), and the City Centre itself is within walking distance.

The property occupies a highly visible roadside position, with a variety of professional businesses in the locality, a high volume of residential dwellings in the local vicinity, along with ASDA, Molineux Football Stadium, and West Park all within 500 yards.

ACCOMMODATION AVAILABILITY

	Sqft	Sqm	Rent
Ground Floor	1,288	119.7	£14,000.00
First Floor	972	90.3	£10,000.00
Annex	LET	LET	LET
Ground & First Floor	2,260	210	£21,000

TENURE

The premises are available TO LET on a full repairing Lease basis, for a term of years to be agreed.

RENT

Offers in the region of **£21,000** (per annum exclusive) are invited for the leasehold of the ground and first floor offices. Alternatively, the accommodation can be let individually on the following basis:

Ground Floor: **£14,000** per annum exclusive

First Floor: **£10,000** per annum exclusive

VAT

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

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.

SERVICES (Not checked or tested)

Mains water, electricity, gas and drainage services are understood to be connected/available. Interested parties are advised to make their own enquiries with the relevant utility companies.

ENERGY PERFORMANCE RATING

Energy Performance Asset Rating: Upon request

PLANNING

We understand that the property has an established office use within Class E of the Town & County Planning (Use Classes) Order 2020. Interested parties are advised to make their own enquiries with regard to the planning position with the Local Planning Authority.

LOCAL AUTHORITY

The property is located within Wolverhampton City Council.

LEGAL COSTS

Each party will be responsible for their own legal costs.

ANTI-MONEY LAUNDERING (AML)

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.

VIEWING

Strictly by appointment with the sole Letting Agents:

Towler Shaw Roberts LLP
4 Tettenhall Road
Wolverhampton, WV1 4SA

Tel: 01902 421216

Email: Wolverhampton@tsrsurveyors.co.uk



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."