TO LET (MAY SELL)

CHARMING OFFICE BUILDING IN PROMINENT CITY CENTRE LOCATION

LICH GATES

WOLVERHAMPTON

WEST MIDLANDS

WV1 1UA

TSR

TOWLER SHAW ROBERTS

LOCATION

The property is situated on Lich Gates within Wolverhampton City Centre, which links directly to Queen Square, Dudley Street and Cheapside, all of which are either pedestrianised or permit restricted vehicle access only.

The main Civic Centre Public car par is within a short walking distance.

In addition, the premises overlook the Civic Centre offices, and St Peter's Church with the prime shopping area on Queen Square only a short walk away.

The property occupies a prominent position neighbouring a variety of national and local commercial occupiers including Barclays, Subway, and Costa.

DESCRIPTION

This attractive office building provides extensive accommodation arranged over a part-three and part-four storey layout including an attic and basement. The property extends in total to approximately 5,498 sqft (510.8 sqm) incorporating a range of cellular and open-plan offices, with welfare facilities and ancillary storage areas in addition.

The property boasts access via the principal frontage on Lich Gates, with a secondary frontage to the steps of Cheapside leading down to the Civic Centre, and a further (cellar access) frontage to the rear of the property via Exchange Street.

TENURE

The property available TO LET on a new Tenants full repairing and insuring Lease, for a term of years to be agreed.

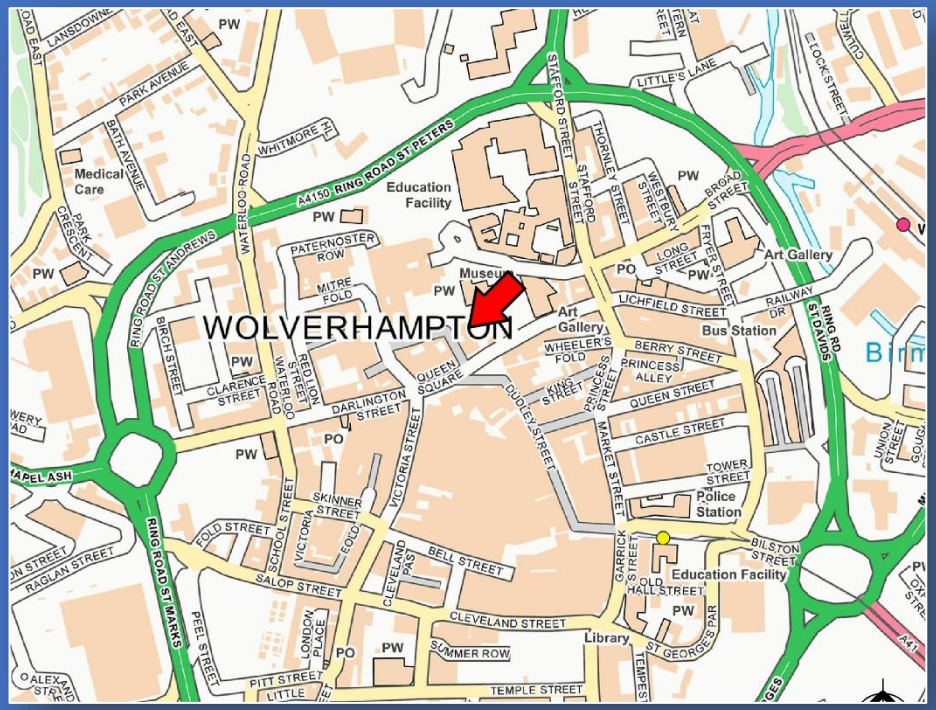
The property may also be considered For Sale. Please contact the Agent for further information.

RENT

£41,250.00 per annum exclusive.

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.



Scale: Not to Scale *for Reference Purposes Only*

ENERGY PERFORMANCE RATING

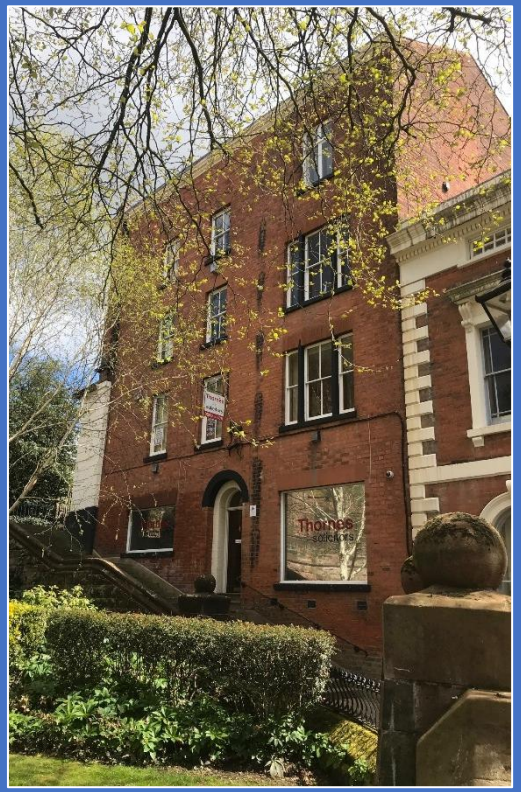
E 106, expiring May 2031

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.

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 regarding the planning position with the Local Planning Authority.



LEGAL COSTS

Each party will be responsible for their own legal costs.

VAT

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

LOCAL AUTHORITY

The property is located within Wolverhampton City Council.

ANTI-MONEY LAUNDERING (AML)

To comply with AML regulations, a remote Identity Search will be undertaken on all parties proposing to purchase or lease premises. Applicants will also be required to provide proof of identification, confirmation of address, confirmation and source of funding, in addition to references and credit checks where applicable. We hereby give notice that proofs of identity are retained on file in accordance with AML Regulations.

VIEWING

Strictly by prior appointment with the sole Letting Agents:
Towler Shaw Roberts, 4 Tettenhall Road
Wolverhampton, WV1 4SA

Tel: 01902 421216
Email: Wolverhampton@tsrsurveyors.co.uk

TSR
TOWLER SHAW ROBERTS

Dated: October 2026

Important Notice

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