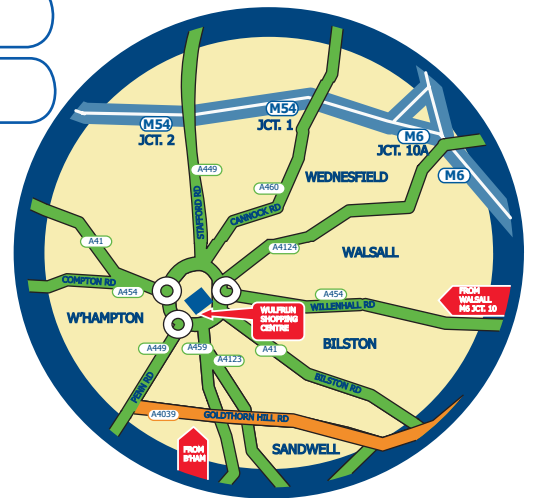


A GREAT LOCATION FOR YOUR BUSINESS

OFFICE space

ROOF LEVEL CAR PARK

- Reception with security entry system
- Kitchen space
- 732 sq. ft. (68 sq.m.)



RATES

We understand the rateable value of this property is approximately £4,200 with rates payable currently equating to approximately £2,037 per annum

SERVICE CHARGE

A service charge will be levied. Further details available upon request.

INSURANCE

The Landlord will insure the premises the premiums to be recovered from the Tenant.

REFERENCES

The granting of a lease will be subject to satisfactory references and accounts.

LEGAL COSTS

Each party responsible for their own legal costs in connection with the granting of a new lease.

CONTACT

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 Management Suite
 The Wulfrun Centre
 Wolverhampton
 WV1 3HH
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LOCATION

Positioned on the car park roof of the Wulfrun Shopping Centre which is situated in Wolverhampton City Centre and provides a link between the principal Dudley Street and Mander Centre locations. Wolverhampton has excellent transport links including main line rail through Birmingham to London, the Midland Metro link directly link to Birmingham City Centre and access to the national motorway network via Junction 10 of the M6 Motorway located approximately 2 miles to the north east.

The office is accessed via the stairway or lift from the shopping centre to the car park located opposite the Argos store and parking for the centre is provided via a NCP multi-storey car park above providing 570 spaces linked directly into the scheme.

POSTCODE FOR SATELLITE NAVIGATION

WV1 3HH

DESCRIPTION

Office accommodation is self contained and consists of 2 offices with kitchen facilities and a partially disabled equipped toilet. Entry is via a reception area with a security entry system, telephone and power points.

The gallery kitchen area houses the hot water and central heating boiler, with a range of base units with worktop incorporating a single drainer sink unit and space for a refrigerator. There is a hatch access to the large meeting room/office.

The large meeting room/office has double-glazed french windows, telephone and power points. A second office is provided with telephone and power points.

DIMENSIONS (Gross Internal Approx)

Total		732 sq.ft	(68 sq.m)
Reception	105 sq.ft	(10 sq.m)	
Office	198 sq.ft	(18 sq.m)	
Office 2/Meeting Room	223 sq.ft	(21 sq.m)	
Kitchen	121 sq.ft	(11 sq.m)	
Toilet	55 sq.ft	(5 sq.m)	

MISREPRESENTATION ACT 1967

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