

TO LET

OFFICE ACCOMMODATION IN PROMINENT CITY CENTRE LOCATION



1st & 3rd Floor Offices
29 Waterloo Road
Wolverhampton
West Midlands
WV1 4DJ



KEY FEATURES

- Office building situated within Wolverhampton City Centre
- Located in a prominent position fronting Waterloo Road, one of the most established office areas within the City of Wolverhampton
- Entire first and third floor office suites available
- Mix of open-plan and cellular offices on each floor
- Parking available at an additional charge
- **Rents from: £13,000.00 per annum exclusive**



DESCRIPTION & SITUATION

The office building, which is situated on the outskirts of Wolverhampton City Centre, is a 4-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 to the rear.

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. Public multi-storey and on-street car parking is available in the vicinity.

The property occupies a highly visible roadside position, with a variety of professional businesses in the locality.

ACCOMMODATION AVAILABILITY

	<u>Sqft</u>	<u>Sqm</u>	<u>Rent</u>
First Floor	4,870	452.4	£52,200
Third Floor	1,930	179.3	£13,000
<u>Total Space Available:</u>	<u>6,800</u>	<u>631.7</u>	

TENURE

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

RENT

First Floor - £52,200 per annum exclusive
Third Floor - £13,000 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.

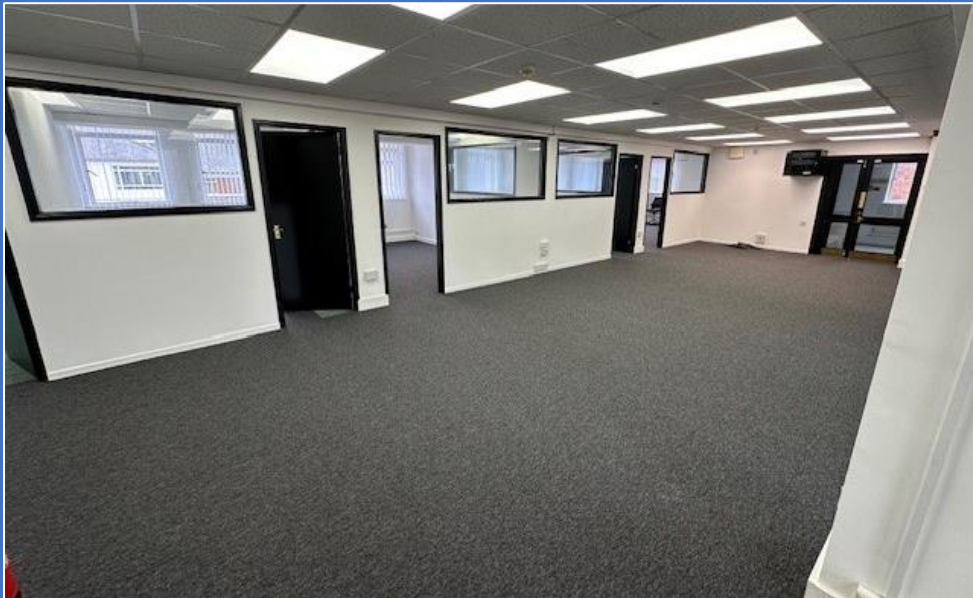
ENERGY PERFORMANCE RATING

First Floor (front) – C67, expiring 6 March 2029
First Floor (rear) – E115, expiring 4 July 2033
Third Floor – C63, expiring 6 March 2029

SERVICE CHARGE

A service charge will be levied for the recovery of the landlord's expenditure in maintaining common parts of the building.





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.

LEGAL COSTS

Each party will be responsible for their own legal costs.

LOCAL AUTHORITY

The property is located within Wolverhampton City Council.

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



March 2026

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."