



Business Park / Office To Let

1 Trinity Court

Broadlands, Wolverhampton, WV10 6UH

High quality offices in a strategic location at Junction 2 of the M54

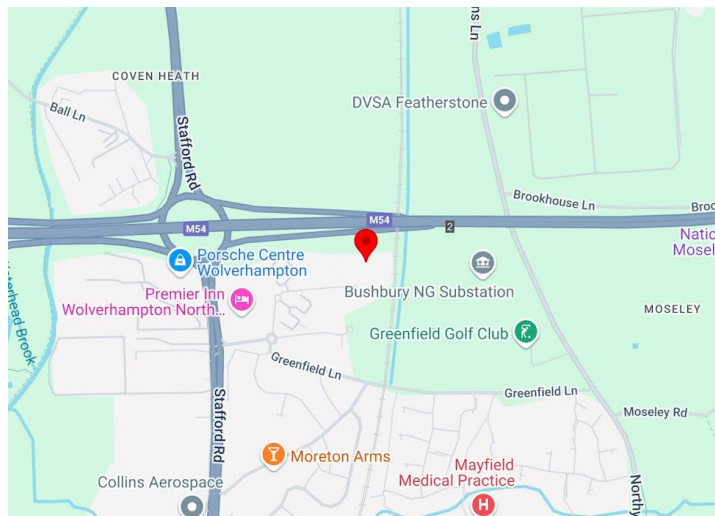
6,554 to 13,420 sq ft (608.89 to 1,246.76 sq m)

AVISON YOUNG

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Summary

Available Size	6,554 to 13,420 sq ft / 608.89 to 1,246.76 sq m
Rent	£18.50 per sq ft
Rates Payable	£8.54 per sq ft
Service Charge	Building S/C to be confirmed
Estate Charge	£1.17 per sq ft
EPC	C

Description

1 Trinity Court offers high quality office accommodation over three open plan floors, with the ground and first floors available following completion of refurbishment. The building is situated on the well established Wolverhampton Business Park, with a wide range of on site amenities including Nuffield Health & Fitness, ABC Children's Nursery, Premier Inn and Beefeater pub and restaurant.

Location

Wolverhampton Business Park is situated immediately adjacent to Junction 2 of the M54, providing easy access to the Midlands motorway network. The park is approximately 4 miles to the north of Wolverhampton city centre, where mainline rail services link directly to London Euston.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground	6,866	637.87	Available
1st	6,554	608.89	Available
2nd	6,554	608.89	Let
Total	19,974	1,855.65	

Specification

The building offers open plan office accommodation on ground and first floors with the benefit of raised access floors, LED lighting and air conditioning. Car parking is allocated at one space per 250 sq ft, with additional parking also available on site by separate arrangement.

