

BULLEYS

CHARTERED SURVEYORS



01902 713333

THE COMMERCIAL PROPERTY SPECIALISTS

TO LET

ATTRACTIVE OFFICE BUILDING

**1,486 sq ft
(138.05 sq m)**



6-8 TETTENHALL ROAD, WOLVERHAMPTON, WV1 4SA



- ◆ Unique building benefitting from large open plan and private individual offices.
- ◆ Popular edge of City Centre location.
- ◆ Private dedicated car parking spaces.
- ◆ Ground Floor.

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LOCATION

The property is located at the beginning of the main A41 Tettenhall Road, approximately 1/4 mile from the City Centre. The surrounding properties are largely offices and residential plus a variety of local amenities. The location provides convenient access to all main arterial roads in the area, accessed from the ring road. The surrounding road network provides good access to J2 & J3 of the M54 motorway to the north, J9 & J10 of the M6 motorway to the east and J2 of the M5 motorway to the south.

DESCRIPTION

The property provides both open plan and individual office accommodation with the benefit of private car parking. The premises comprise a unique building to the front with open plan accommodation on the ground and first floors to the rear. On the ground floor at the front of the premises there is a spacious reception/entrance area, private kitchen and wc facilities on most levels. At the rear is two storeys of open offices with suspended tiled ceilings.

ACCOMMODATION

Gross internal areas approximately:

	sq ft	sq m
6-8	1,486	138.05

CAR PARKING

Visitor and director parking is located at the front with landscaped areas fronting the main road.

LEASE TERMS

Contact Agents for further details.

RENTAL

Available upon competitive terms. Contact Agents for details.

VAT

All figures quoted do not include VAT which may be payable at the current prevailing rate.

EPC

An EPC has been carried out on this property and the property has been awarded a Grade E-114.

WEBSITE

Photography and further information is available at bulleys.co.uk/tettenhallroad

VIEWING

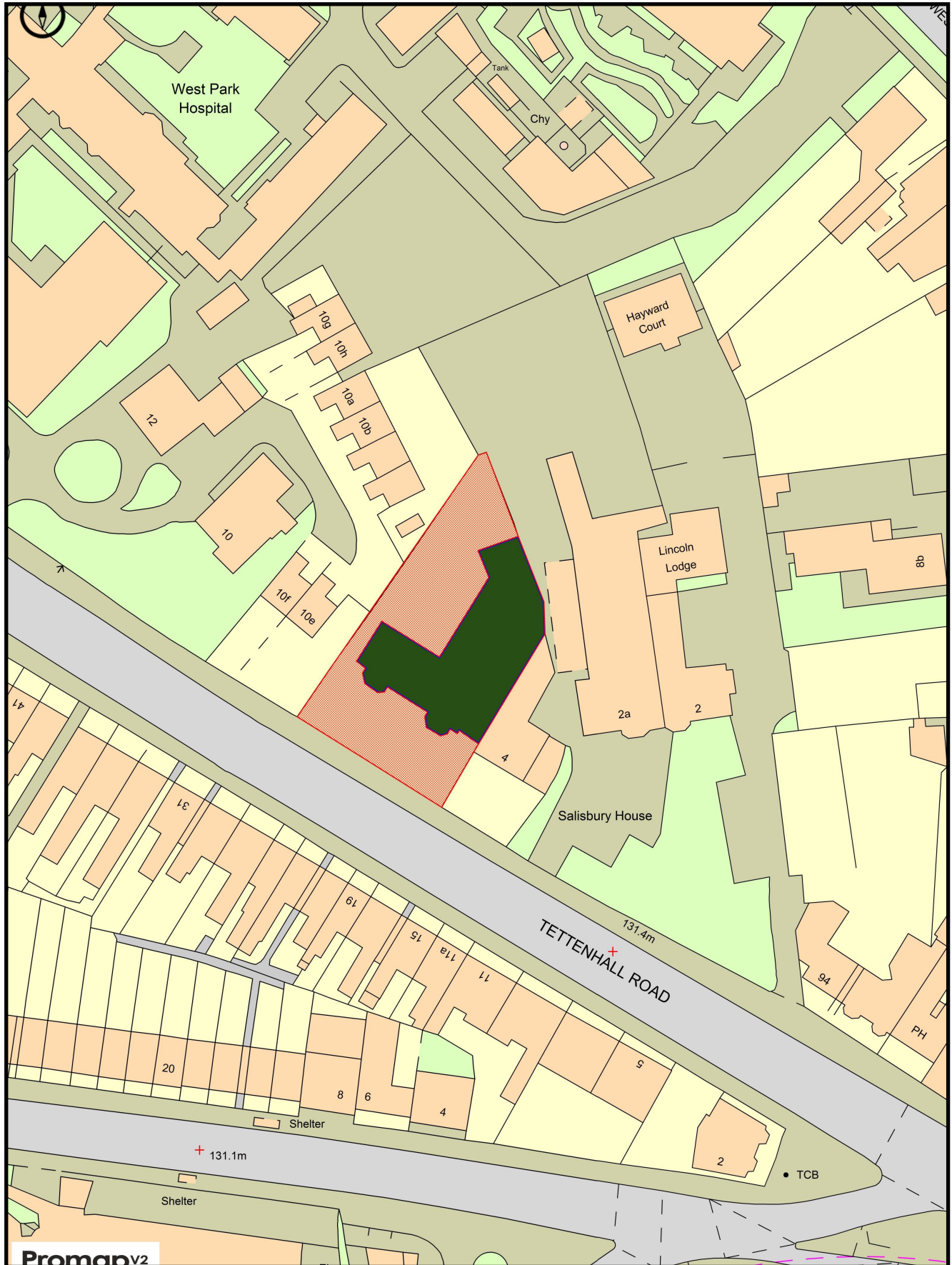
Strictly by prior appointment with the sole agent Bulleys at their Wolverhampton office on 01902 713333

Details amended 02/24



Site Plan- For Identification only- Not to scale. Accuracy cannot be guaranteed

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