

# TO LET

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**FLEXIBLE OFFICE ACCOMMODATION IN PROMINENT FRINGE OF TOWN  
CENTRE LOCATION (LAST SUITE REMAINING)**



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**51 WATERLOO ROAD  
WOLVERHAMPTON  
WEST MIDLANDS  
WV1 4QJ**

**TSR**

TOWLER SHAW ROBERTS

## KEY FEATURES

- Office building situated within walking distance of Wolverhampton City Centre
- Located in prominent and highly accessible location
- Total Net Internal Floor Area Available: 972 sqft (90.3 sqm)
- Rear parking available
- **Rent: £10,000.00 per annum exclusive**



Scale: Not to Scale

for Reference Purposes Only

## DESCRIPTION & SITUATION

The office building, which is situated on the outskirts of Wolverhampton City Centre, is a 3-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 for up to 10 vehicles.

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.

The property occupies a highly visible roadside position, with a variety of professional businesses in the locality, a high volume of residential dwellings in the local vicinity, along with ASDA, Molineux Football Stadium, and West Park all within 500 yards.

## ACCOMMODATION AVAILABILITY

	<u>Sqft</u>	<u>Sqm</u>	<u>Rent</u>
Lower Ground Floor	LET	LET	LET
Upper Ground Floor	LET	LET	LET
First Floor	972	90.3	£10,000.00
Annex	LET	LET	LET

## TENURE

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

## RENT

An asking rent of **£10,000** (per annum exclusive) is being sought.

## 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

Energy Performance Asset Rating: Upon request

## 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](mailto:Wolverhampton@tsrsurveyors.co.uk)



### Important Notice

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