



THE COMMERCIAL PROPERTY SPECIALISTS

TO LET

**PRELIMINARY DETAILS
HIGH QUALITY OFFICES IN STRATEGIC
LOCATION**

**20,000 sq ft
(1,858 sq m)
approx**



**1 TRINITY COURT, WOLVERHAMPTON BUSINESS PARK,
STAFFORD ROAD, WOLVERHAMPTON, WV10 6UH**



- ◆ Comfort Cooling
- ◆ 80 Designated Car Spaces (further spaces may be available)
- ◆ Raised Access Floors
- ◆ Barrier Entry Car Park
- ◆ Passenger Lift
- ◆ Immediately Adjacent to J2 M54 Motorway

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LOCATION

The detached Grade A office building is located on Wolverhampton Business Park, a 30 acre strategically located development adjacent to Junction 2 of the M54 motorway providing access to the wider West Midlands motorway network. Wolverhampton City Centre lies approximately 4 miles to the south with intercity rail connections.

Excellent onsite amenities within well landscaped environment includes Nuffield Fitness & Wellbeing Centre, Premier Inn with 77 Rooms, Beefeater Pub and Restaurant, ABC Childrens' Nursery and The Midlands Technology Centre offering high specification, conference training and meeting facilities with café. Other occupiers on the park include Handelsbanken, One Savings Bank plc, Speller Metcalfe, Worldline, Taylor Wimpey, King and Moffat UK Limited, SGS UK Limited and Newstead Clark Financial Services Limited.

DESCRIPTION

The accommodation is arranged on Ground, First and Second Floors benefitting from raised access floors, suspended ceilings with integral lighting, four pipe fan coil air conditioning/comfort cooling and passenger lift. Separate WC and disabled toilet facilities are located on each floor.

ACCOMMODATION

Net internal areas approximately:

	sq ft	sq m
Ground floor	6,500	604
First Floor	6,500	604
Second Floor	6,500	604
Total	20,000	1,812

NB: available as a whole or on a floor by floor basis.

OUTSIDE

Dedicated car parking for 80 cars.

RENTAL

£18.00psf per annum exclusive subject to Suite size and lease terms.

LEASE TERMS

Available on a new full repairing and insuring lease for a term to be agreed.

PLANNING

Interested parties are advised to make their own enquiries with City of Wolverhampton Council on 01902 551155.

SERVICE CHARGE

A service charge is levied in respect of communal facilities provided to Trinity Court and the wider park. Should the premises be let on a floor by floor basis a separate service charge will be implemented for any communal facilities provided to the building. Contact Agents for further details.

BUSINESS RATES

According to the VOA website, the property has the current assessment as follows:

Rateable Value: £312,500.00
Rates Payable: £170,625.00 (2024/25)

Interested parties should enquire to the Local Authority to confirm their specific liability.

VAT

All figures are exclusive of VAT which will be payable at the prevailing rate.

EPC

To be reassessed following refurbishment.

WEBSITE

Photography and further information is available at bulleys.co.uk/1trinity

VIEWING

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

Details prepared 12/24