

# OFFICE/STUDIO SPACE - TO LET

SUITE 4 - THE BOOT FACTORY

CLEVELAND ROAD

WOLVERHAMPTON

WV2 1BH

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This former Victorian manufacturing premises has been sensitively restored to create a varied range of contemporary office suites. The property marries historic features with modern facilities and refurbishment is continuing.

The Boot Factory is located Southeast of the Wolverhampton St Georges Ring Road. The property is accessible by way of the A41 Bilston Road and Hospital Street. Nearby facilities include the City Centre, cafes, shops, bars, railway station and bus station.

Suite 4 comprises 2864 sq ft which is predominantly open plan office space with glass partitioned offices and a private meeting room and its own front door entrance. Kitchen facilities are within the suite.

This suite is available at £2983.33 pcm. Service charge, utilities, insurance, maintenance, VAT, and business rates are payable in addition.

For further information or to arrange an inspection, please contact Anthony Wiggins on 01952 603303 or Erin Beards on 07534 687232.

Subject to Contract

Full EPC's available on request.

WIGGINS LOCKETT THOMPSON LTD

73 High Street, Madeley

Telford, Shropshire TF7 5AH

Tel: 01952 603303/01902 229550

enquiries@wltcommercial.co.uk

wltcommercial.co.uk



