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TO LET

**QUALITY OFFICE SUITES IN EXECUTIVE
SCIENCE PARK**

**UNIVERSITY OF WOLVERHAMPTON
SCIENCE PARK
GLAISHER DRIVE
WOLVERHAMPTON, WV10 9RU**

237-1,107 sq ft (22.01-102.84 sq m)

High quality office accommodation.

Close to M5 motorway, J2 of M54 and the i54
Enterprise Zone.

Conference and meeting facilities for both tenants
and clients.

Good car parking.

bulleys.co.uk/sciencepark



INDUSTRIAL AND COMMERCIAL PROPERTY SPECIALISTS

Telford
01952 292233

Wolverhampton
01902 713333
View more at bulleys.co.uk

Oldbury
0121 544 2121

LOCATION

University of Wolverhampton Science Park is situated on Glaisher Drive just off the Stafford Road (A449). The University of Wolverhampton Science Park is 5 minutes from Wolverhampton City Centre, bus and railway stations. It is accessible from the M6 and M54 motorway northbound and southbound. Parking is available on site.

DESCRIPTION

Modern office space available throughout. The units include adjustable perimeter radiators, concrete floors, suspended ceilings and recessed lighting. The Creative Industries Centre has exposed natural lighting to the 2nd floor. Each building has parking. All buildings benefit from 24 hours staffed reception areas during office hours.

ON SITE BUSINESS SERVICES

Dedicated conference and event management provision. Co-location to the Wolverhampton Business Solutions Centre, Black Country Growth Hub and Visualisation Centre.
Access to the University of Wolverhampton research and areas of expertise.

EXPANSION PLANS

A new Science, Technology and Prototyping centre is planned to provide a unique combination of high quality office, laboratory and workshop areas to support science and technology based businesses. The facility will provide infrastructure and a destination for science based businesses that is not currently available anywhere locally in the Black Country region.

ACCOMMODATION

Net internal areas approximately range from:

237-1,107 sq ft (22.01-102.84 sq m) or combinations thereof.

OUTSIDE

The building has secure on site car parking and CCTV surveillance.

RENTAL

Price on application.

LEASE TERMS

The premises are available by way of a license agreement.

External repair and building insurance is covered by service charge.

SERVICE CHARGE

A service charge is levied to cover communal costs and services. Contact the agents for full details.

SERVICES

We are verbally advised that electricity and drainage are connected or available. However interested parties are advised to check the position with their advisor/contractors.

VAT

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

EPC

An EPC has been commissioned and will be available shortly.

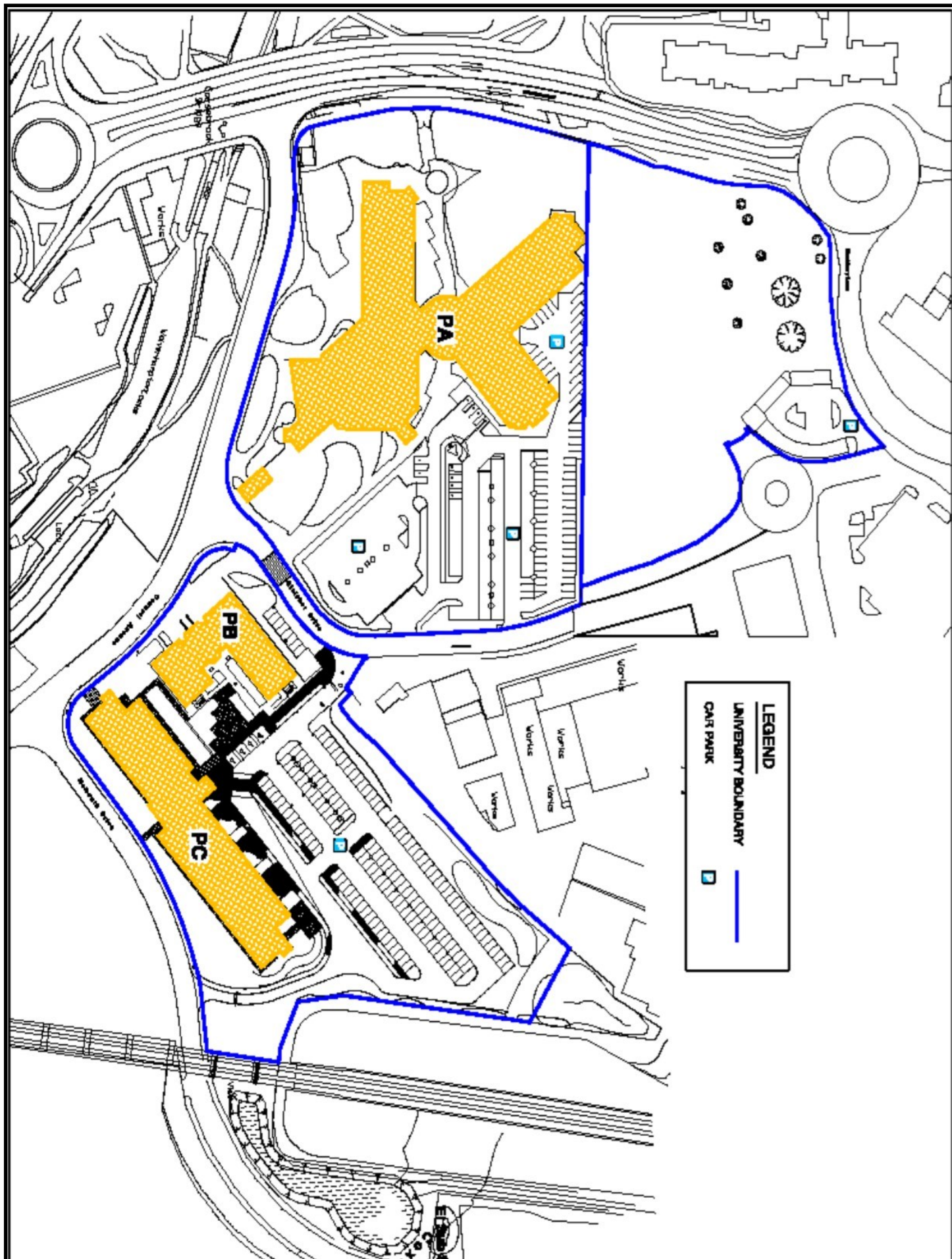
WEBSITE

Aerial photography and further information is available at bulleys.co.uk/sciencepark

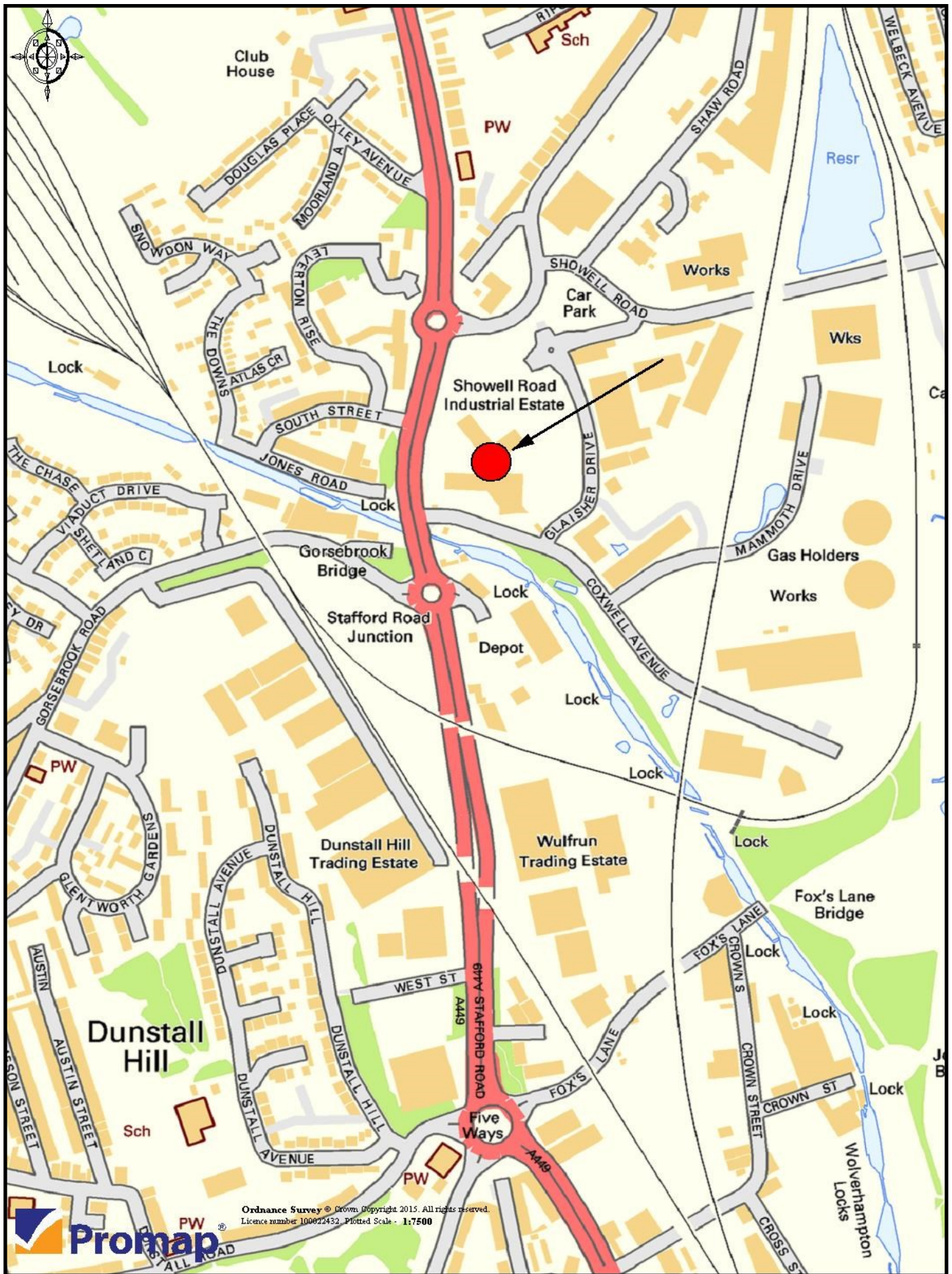
VIEWING

Strictly by the prior appointment with Bulleys at their Wolverhampton Office on 01902 713333.

Details prepared 05/15.



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



IMPORTANT NOTICE

Bulleyes for themselves and for the vendors or lessors of this property whose agents they are give notice that:

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