



THE COMMERCIAL PROPERTY SPECIALISTS

**TO LET
(MAY SELL)**

OFFICE PREMISES

**1,398 sq ft
(130 sq m)**

 **4 NIGHTINGALE PLACE, PENDEFORD BUSINESS PARK,
OFF WOBASTON ROAD, WOLVERHAMPTON, WV9 5HF**



- ◆ Self contained two storey office building.
- ◆ M54 (J2) approx 1.7 miles.
- ◆ Established office location opposite the i54 South Staffordshire major development site with major occupiers Jaguar Land Rover, Moog International Aerospace, Eurofins, ISP, ERA and Atlas Copco.
- ◆ Partitioned offices/meeting room and kitchenette.

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LOCATION

The premises are located at the end of Sidestrand on Nightingale Place forming part of the established Pendeford Business Park. Wobaston Road and the main A449 Stafford Road dual carriageway provide access to the M54 at Junction 2 approximately 1.7 miles distant and Wolverhampton City Centre approximately 5 miles distant. The Park is virtually opposite the i54 South Staffordshire major development site, home for Moog Aerospace, Eurofins Laboratories, Jaguar Land Rover Advanced Engine Facility, ERA, ISP and Atlas Copco.

DESCRIPTION

The premises comprise a mid-terraced two storey modern office built in 2006, benefitting from suspended ceilings, inset fluorescent lighting, dado perimeter trunking and electric heating. Air conditioning is provided to areas (not tested). The accommodation affords open plan office areas, private office/meeting room facilities, stores/server room, kitchenette and separate wc facilities. Security grills as fitted to windows and internal electrically operated roller shutter to main entrance.

ACCOMMODATION

Net internal area approximately:-

	sq ft	sq m
Office 4	1,398	130

OUTSIDE

Five dedicated private on site parking spaces front the premises.

RENT

£19,000 per annum exclusive, payable quarterly in advance.

PURCHASE PRICE

£230,000 subject to contract

LEASE TERMS

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

SERVICE CHARGE

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

PLANNING

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

RATES

We are verbally advised by Wolverhampton Council that the assessment is as follows:

Rateable Value: £14,000

Rates Payable: £6,986 (April 2026)

Subject to Small Business Rates Relief and Transitional Relief/Surcharges where applicable. Interested parties should enquire to the local Authority to confirm their specific liability on 01902 555802.

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. The property has been awarded a Grade D-86.

WEBSITE

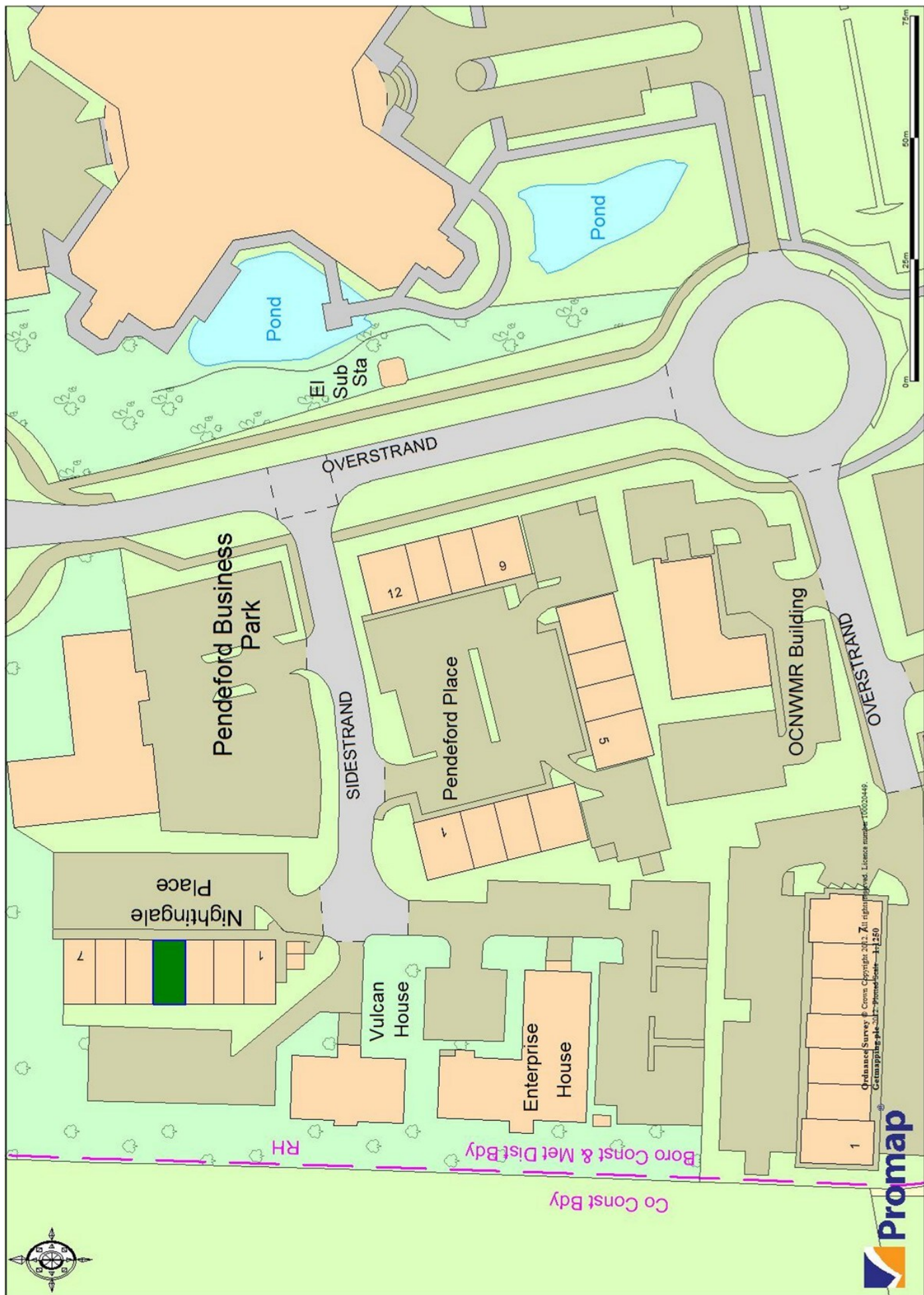
Aerial photography and further information is available at bulleys.co.uk/4nightingale

VIEWING

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

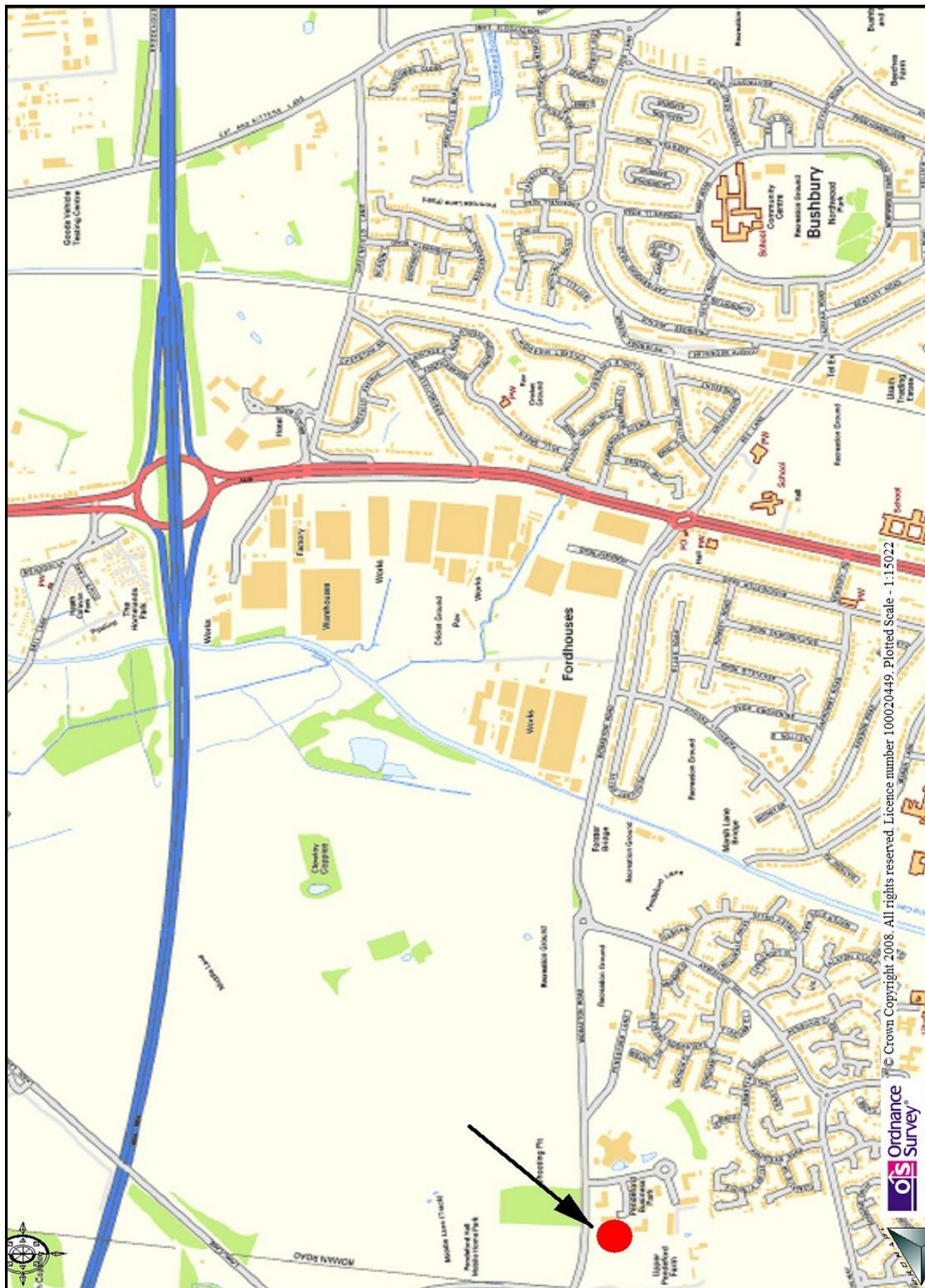
Details amended 02/26





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

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IMPORTANT NOTICE

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

- (i) The particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute part of an offer or contract.
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