

The Property Professionals

**BULLEYS
BRADBURY**

CHARTERED SURVEYORS

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MANAGEMENT • SALES & LETTINGS • VALUATIONS • RENT REVIEWS • ACQUISITIONS • INVESTMENTS • RATING • DEVELOPMENT

TO LET MODERN OFFICES

**MAPLE HOUSE
KINGSWOOD BUSINESS PARK
HOLYHEAD ROAD
ALBRIGHTON
WV7 3AU**

506 sqft (47 sqm)

100 mb fibre optic broadband facility available

On site car parking

Modern office park in pleasant rural location

J3 M54 within approximately 5 miles

Flexible all inclusive terms

bulleysbradbury.co.uk/kingswoodmaple



INDUSTRIAL AND COMMERCIAL PROPERTY SPECIALISTS

Telford

Wolverhampton
01902 713333

01952 292233

Oldbury
0121 544 2121

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LOCATION

Kingswood Business Park is a modern established office location situated within a pleasant rural area accessed by way of a shared driveway off the A464 Holyhead Road near to the A41.

Telford Town Centre is within approximately 11 miles of the estate and Wolverhampton City Centre within approximately 6 miles. Junction 3 of the M54 motorway is within approximately 5 miles providing convenient access to the national motorway network.

DESCRIPTION

Maple House is a detached office building of brick construction beneath a pitched tiled roof.

The offices are carpeted with suspended ceilings incorporating fluorescent strip lighting, double-glazed windows, electric wall mounted heaters and shared WC facilities.

Tenants on the Business Park including Staffordshire County Council and The Rok Group. Occupations range from individual suites to entire buildings.

ACCOMMODATION

Net internal floor areas approximately:-

	<u>sqft</u>	<u>sqm</u>
Suite D	506	47

Plus use of the overflow car park

OUTSIDE

Private designated car parking spaces are provided within a mature landscaped environment.

SERVICES

Interested parties are advised to check the position with their adviser/contractors.

EPC

An EPC has been carried out on this property. The property has been awarded a Grade D-88.

RENTAL

Suite D - £8,640 per annum

All prices above **includes** rent, service charge and insurance (plus VAT).

LEASE TERMS

Flexible terms by negotiation.

PLANNING

Interested parties are advised to make their own enquiries with South Staffordshire Council on 01902 696000.

RATES

Through online enquiries at the Valuation Office Agency website, we can advise the assessments are as follows:

Suite D: TBC

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 696000.

VAT

All figures quoted are subject to VAT at the current prevailing rate.

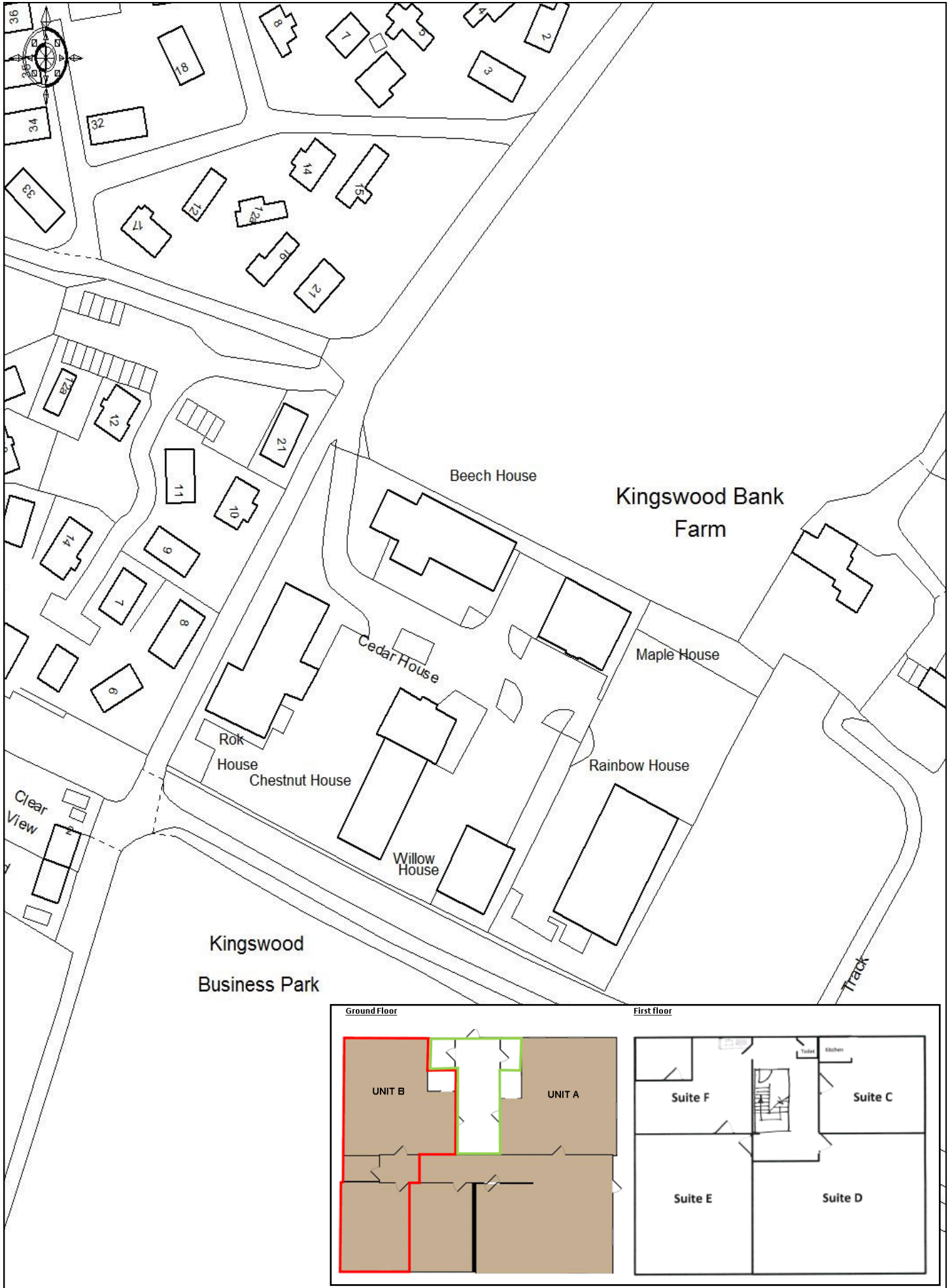
WEBSITE

Aerial photography and further information is available at bulleysbradbury.co.uk/kingswoodmaple

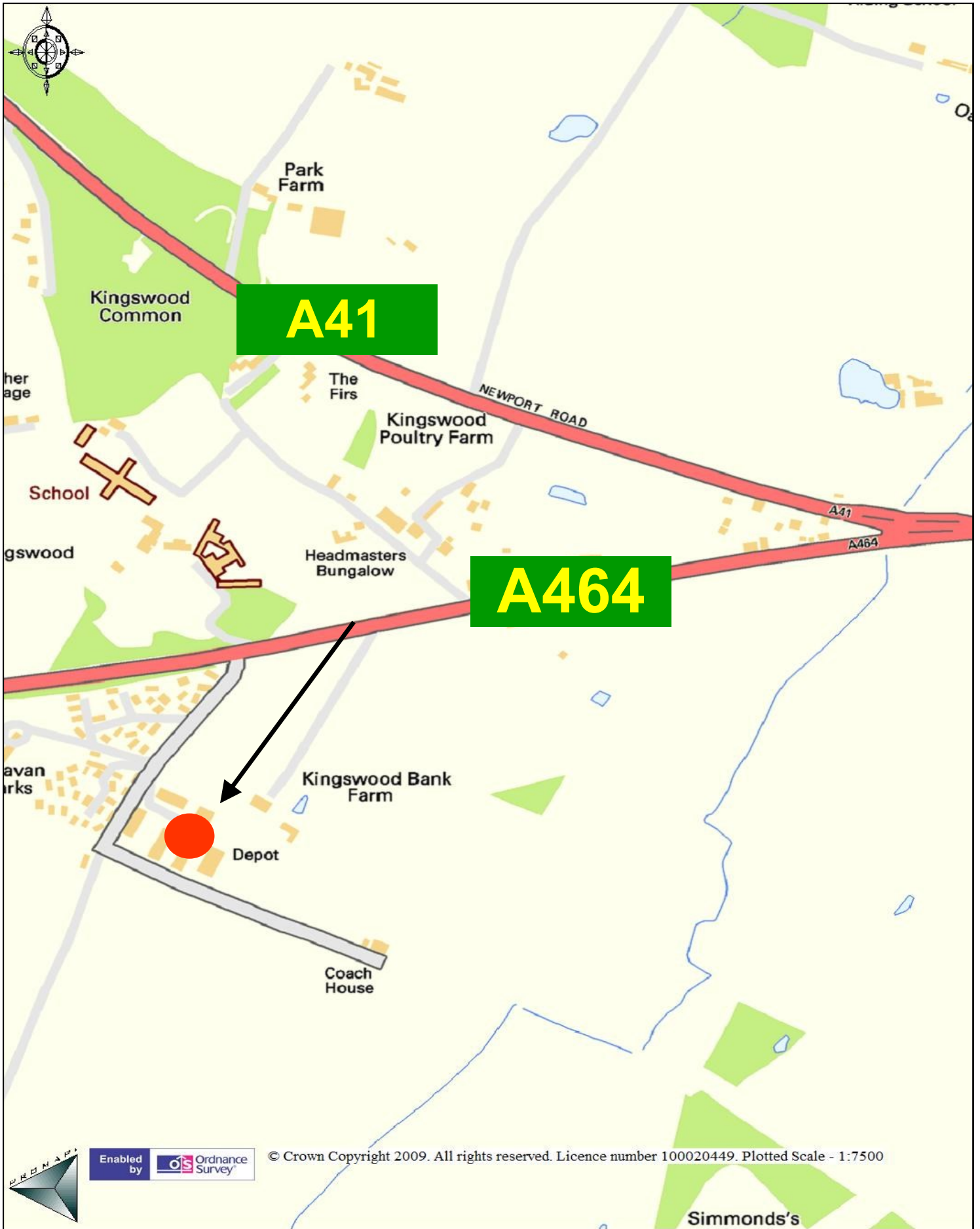
VIEWING

Strictly by the prior appointment with the joint agents, Wiggins Lockett Thompson on 01952 603303 and Bulleys Bradbury at their Telford Office 01952 292233, or their Wolverhampton Office on 01902 713333.

Details amended 05/22



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



IMPORTANT NOTICE

- Bulleys Bradbury for themselves and for the vendors or lessors of this property whose agents they 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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 - (vi) Any movable contents, fixtures and fitting referred to in these particulars (including any shown in photographs) are excluded from the sale/letting, unless stated otherwise.