



NUMBER ONE CHARTER COURT

WOLVERHAMPTON BUSINESS PARK, JUNCTION 2 M54



QUALITY OFFICES TO LET
4,957 sq ft (461 sq m) [MAY DIVIDE]

- Outstanding commercial location on established business park
- Excellent access to the national motorway network
- Generous on-site parking
- Refurbished accommodation to a high specification
- Wide range of on-site facilities

ONE CHARTER COURT

One Charter Court is a quality office building situated within a courtyard setting, on Wolverhampton Business Park, adjacent to Junction 2 of the M54 and approximately four miles north of Wolverhampton city centre. This prime location offers easy access to the wider West Midlands and national motorway network.

A modern two storey office building providing open plan accommodation including a meeting room and kitchen area together with a modern and welcoming ground floor reception area.

The accommodation on the first floor is available as a whole or can be split to suit.

This combination of attractive, flexible workspace and unrivalled connectivity makes One Charter Court such a desirable proposition.



**ESTABLISHED &
HIGH PROFILE
BUSINESS PARK**



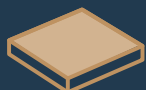
**EXCELLENT
ACCESS TO THE
WEST MIDLANDS
MOTORWAY
NETWORK**



**BARRIER
CONTROLLED
PARKING**



SPECIFICATION



Fully accessible
raised floors



Suspended ceilings
with LED lighting



Comfort cooling



Open plan
accommodation



Passenger
lift



On-site cycle
storage



Shower and
changing
facilities

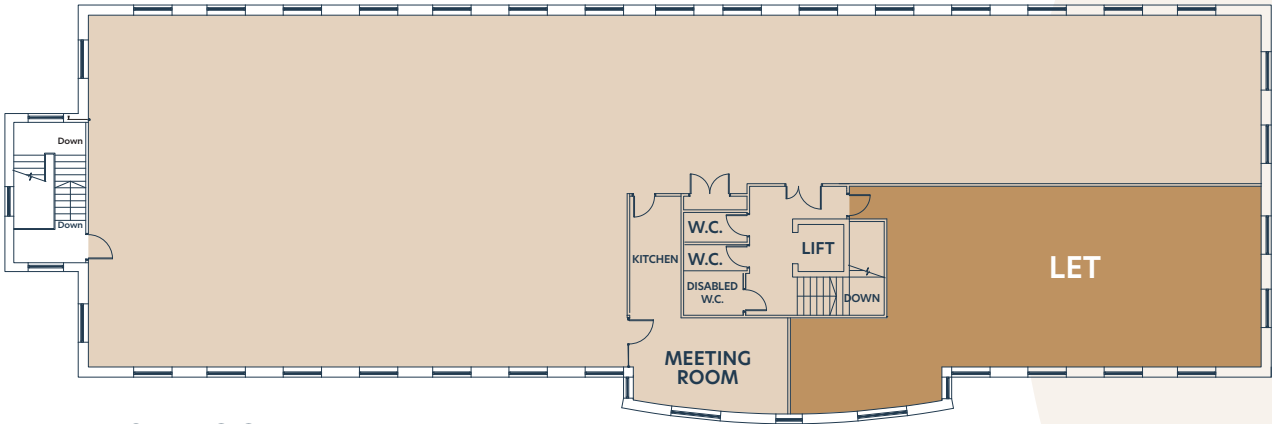


15 car parking spaces with
1 EV charging point
(potentially more car spaces
available upon request)

ACCOMMODATION

	SQ FT	SQ M
First Floor (Part)	4,957	461

May divide to accommodate smaller suite sizes



FIRST FLOOR



TERMS

Upon application.

EPC

B(50)

VAT

All figures quoted are exclusive of VAT which is applicable.

SERVICE CHARGE

A service charge is payable towards the cost of maintaining the external and estate common areas. Further details are available upon request.

BUSINESS RATES

Upon application

Interested parties are advised to make their own enquiries with the local authority (Wolverhampton) for verification purposes.

ANTI-MONEY LAUNDERING

Interested parties will be required to provide anti-money laundering information in accordance with HMRC regulations when heads of terms agreed.



LOCATION

Wolverhampton is a regional city located in the heart of the West Midlands, 15 miles northwest of Birmingham.

Wolverhampton Business Park is an established and well landscaped, high profile business park. Home to a significant number of well known occupiers to include:

Handelsbanken **Vistry Group**

Taylor Wimpey **SpellerMetcalfe**

Not only does it provide excellent access to the national motorway network it also benefits from numerous on-site and nearby facilities to include: Beefeater pub, Premier Inn, Nuffield Health Fitness and Wellbeing Gym, ABC Children's Day Nursery, Costa Coffee, ASDA and Greggs.

The business park has integrated transport links with a bus route running from Wolverhampton City Centre to Stafford where the mainline railway station has frequent direct services to Birmingham New Street, Manchester and London Euston.



ONSITE AND NEARBY FACILITIES



Beefeater Pub and Premier Inn



ABC Children's Nursery



Costa Coffee



Nuffield Fitness & Wellbeing Centre



Greggs and ASDA



FROM CHARTER COURT	DRIVE TIMES	DISTANCE
WOLVERHAMPTON CITY CENTRE	15 MINS	3.7 MILES
BIRMINGHAM	33 MINS	19.6 MILES
BIRMINGHAM AIRPORT	40 MINS	31.8 MILES
EAST MIDLANDS AIRPORT	57 MINS	46.9 MILES
MANCHESTER	1 HR 31 MINS	72.1 MILES
LONDON	3 HRS	146 MILES



FROM WOLVERHAMPTON	TRAVEL TIME
TO BIRMINGHAM NEW STREET	17 MINS
TO MANCHESTER PICCADILLY	1 HR 10 MINS
TO LONDON EUSTON	1 HR 55 MINS



SAT NAV: WV10 6TD
gently.shield.bound

VIEWINGS
Strictly by appointment via Bulleys.

BULLEYS

01902 713333

BULLEYS.CO.UK

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