



THE COMMERCIAL PROPERTY SPECIALISTS

**FOR SALE /
MAY LET**

OFFICE PREMISES

**1,669 sq ft
(155.1 sq m)**



**12 NEWTON COURT, PENDEFORD BUSINESS PARK,
WOLVERHAMPTON, WV9 5HB**



- ◆ Self contained 2 storey office building.
- ◆ Available on a long leasehold basis.
- ◆ M54, Junction 2 approximately 2.3 miles distant
- ◆ Established office location opposite the i54 South Staffordshire Development Site, with major occupiers, Jaguar Land Rover, Moog International and Aerospace, Eurofins, ISP and Atlas Copco.

VIEW MORE AT [BULLEYS.CO.UK](https://www.bulleys.co.uk)

LOCATION

The property is situated within Newton Court on the established Pendeford Business Park, one of Wolverhampton's premier business locations. Wobaston Road and the nearby A449 Stafford Road Dual Carriageway, provide excellent connectivity with Junction 2 of the M54 Motorway approximately 2.3 miles to the north, offering direct access to the wider West Midlands network. Wolverhampton City Centre lies approximately 4.2 miles south of the location.

DESCRIPTION

The subject premises comprises a mid terraced two storey brick built office building, situated on a multi let office estate with access provided by a pedestrian entrance door to the front elevation. The first floor of the premises has an open plan office space, benefiting from painted and plastered walls and tiled flooring, along with a partitioned managerial office. Situated within the offices are LED lighting and an air conditioning system (available on the first floor only).

For security the entire building possesses an intruder alarm.

ACCOMMODATION

Net internal areas approximately:

	sq ft	sq m
Office	1,669	155.1

OUTSIDE

There are 8 demised car parking spaces.

PURCHASE PRICE

£275,000 (on a long leasehold basis)

RENTAL

Please contact the agent.

SERVICE CHARGE

A service charge is levied to cover the communal costs and details on the park. Contact the agent for full details.

PLANNING

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

RATES

From the VOA website, the current assessment is as follows:

Rateable Value: £16,250 (from April 2026)

Interested parties should enquire to the Local Authority to confirm their specific liability.

VAT

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

LEGAL COSTS

Each party to be responsible for their own legal costs incurred.

EPC

An EPC has been carried out on this unit. The unit has been graded as follows:-

B 42

WEBSITE

Photography and further information is available at bulleys.co.uk/12newton

VIEWING

Strictly by prior appointment with the sole agent Bulleys at their Wolverhampton office on 01902 713333

Details amended 09/26