



THE COMMERCIAL PROPERTY SPECIALISTS

TO LET

MODERN LANDMARK OFFICE BUILDING

GROUND FLOOR & SECOND FLOOR
OFFICE SUITES
500, 1,570 & 1,270 sq ft
(46, 146 & 118 sq m)



**ST DAVID'S COURT, UNION STREET,
WOLVERHAMPTON, WV1 3JE**



- ◆ Prestigious offices within prominent landmark city centre office building.
- ◆ Intercity railway station within 300 yards and adjacent to the Novotel Hotel.
- ◆ Onsite car parking.
- ◆ 24 hour access.
- ◆ Onsite security.

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LOCATION

St Davids Court is prominently located fronting Wolverhampton Ringroad approximately 300 yards from the Intercity Railway Station and Metro stop opposite the main city centre Bus Station. The premises are close to the Law Courts and adjacent to Wolverhampton Novotel which offers business and conference facilities.

The surrounding motorway network is accessible via Junction 10 of the M6 motorway and Junction 1 and 2 of the M54.

DESCRIPTION

St Davids Court is a modern four storey office building served by two 8 person passenger lifts from the entrance foyer. The available suite is located on the Ground Floor and benefits from suspended ceilings with recessed fluorescent lighting, carpeted and wood laminate floors and onsite secure parking with building security. The suite benefits from self contained kitchen / rest room facilities and private W.C.'s

ACCOMMODATION

	sq ft	sq m
Ground floor suite (UNDER OFFER)	1,570	146
Second floor suite (2D)	500	46
Second Floor Suite (2B)	1,270	118

OUTSIDE

Onsite car parking is available. Contact agent for further details.

RENT

£8.50 psf, payable quarterly in advance (subject to contract).

LEASE TERMS

Available to let on a new effective fully repairing and insuring lease basis for a term to be agreed.

SERVICE CHARGE

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

VAT

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

RATES

We are advised that all interested parties should contact Wolverhampton City Council for the rates on 01902 555802.

EPC

An EPC has been carried out on the property. The property has been awarded a Grade C-54.

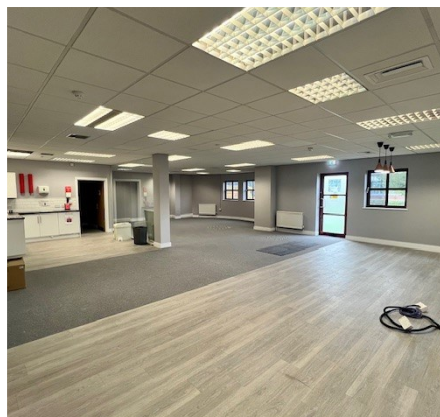
WEBSITE

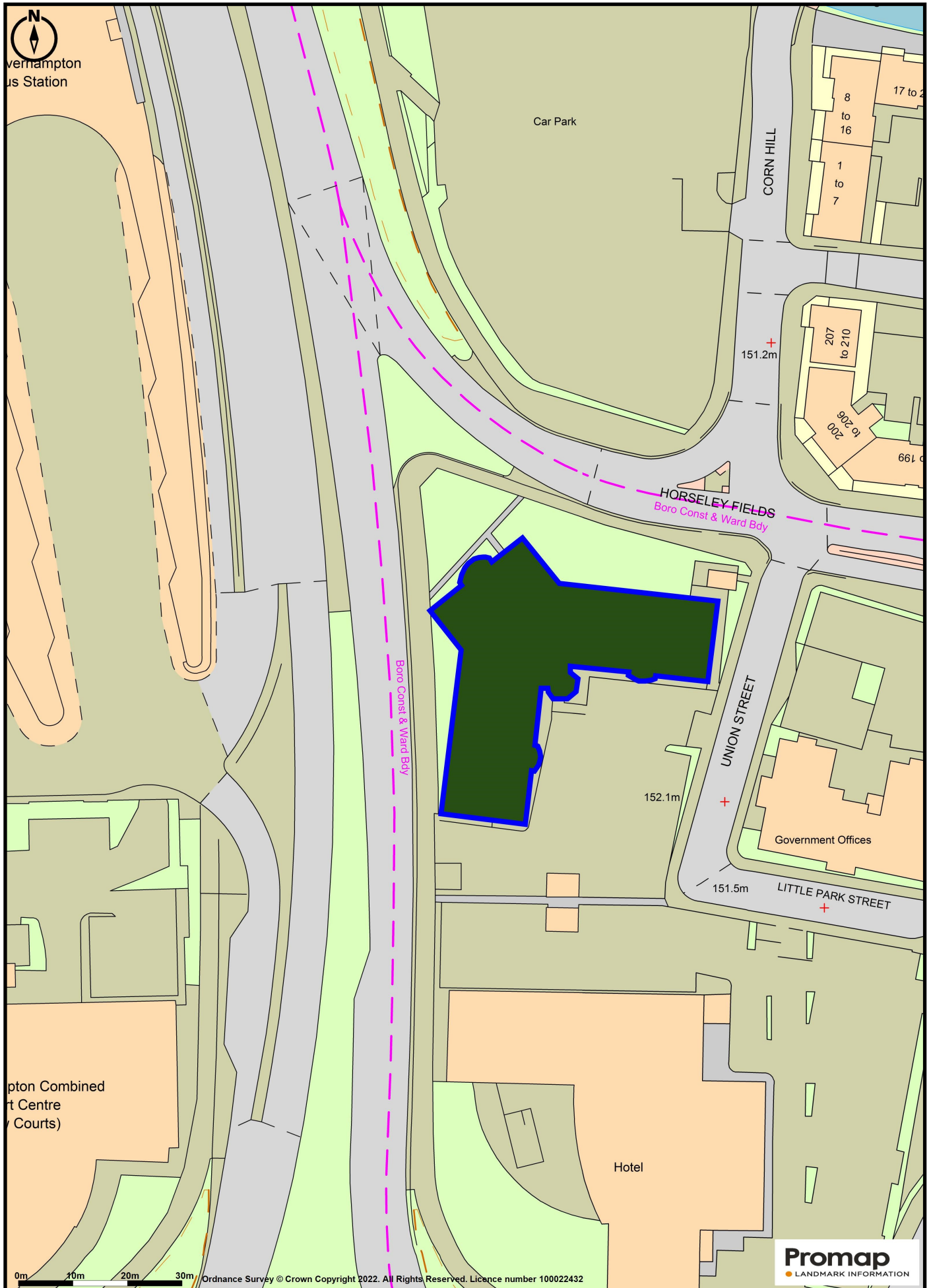
Photography and further information is available at bulleys.co.uk/sdc

VIEWING

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

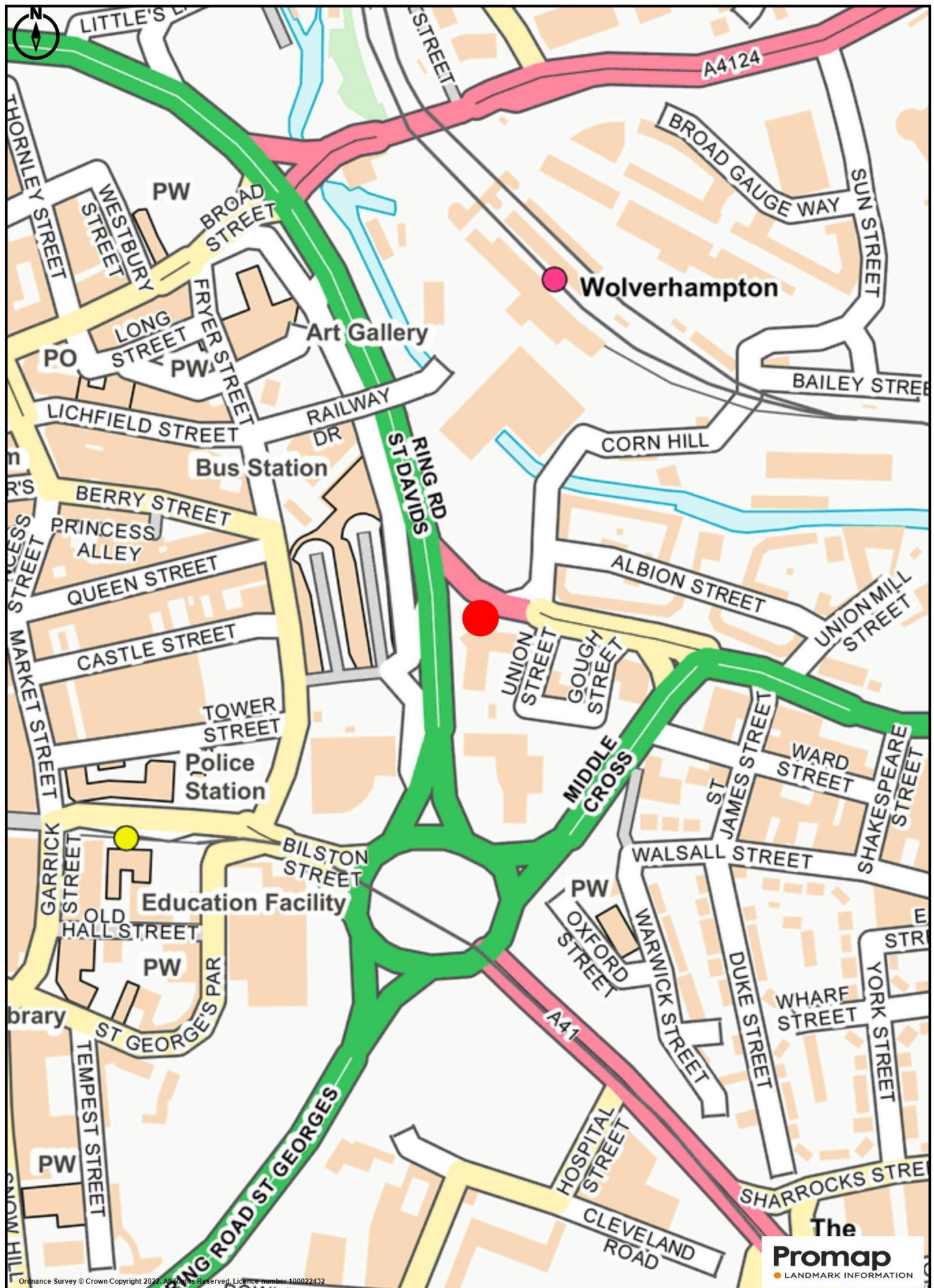
Details amended: 02/2025





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

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The Promap
LANDMARK INFORMATION

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.
- (ii) All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
- (iii) No person in the employment of Bulleys has any authority to make or give any representation or warranty whatever in relation to this property.
- (iv) All rentals and prices are quoted exclusive of VAT.
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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.