

1 Trinity Court



High Quality Offices

To Let

6,554 – 13,420 sq ft (608.89 – 1,246.76 sq m)

- Prestigious Business Park
- Wide range of on site facilities
- Strategic location adjacent to J2 M54
- EPC A Rating

 **VIEW VIDEO
TO SEE MORE**

Wolverhampton Business Park is a 30 acre, strategically located development adjacent to Junction 2 of the M54 with unrivalled access to the national motorway network. Accessibility is to be further enhanced with the proposed M54/M6 Northern Link.

1 Trinity Court is a modern, three storey office building in a landscaped environment with good car parking provision that has recently been comprehensively refurbished.

Excellent on site amenities include:



Nearby occupiers include:

Handelsbanken

Vistry Group

Taylor Wimpey

SpellerMetcalf



Accommodation

Floor	Sq ft	Sq m
Ground	6,866	637.87
First	6,554	608.89
Second	Let to Worldline IT Services UK Ltd	
Total	13,420	1,246.76

Available on a floor by floor basis, or in suites from circa 3,000 sq ft.



Car Parking

Car parking is allocated at one space per 250 sq ft with additional parking also available on site by separate arrangement.

Lease

A new lease is available on flexible terms.

Rent

Available upon request.

Services

The property has mains drainage, electricity, water and gas.

Service Charge

Details available upon request.

Business Rates

Tenant to be responsible for the payment of business rates.

EPC

A rating.

VAT

The premises have been elected for VAT which will be charged at the prevailing rate.

Legal Costs

Each party to bear their own costs incurred in the transaction.

Money Laundering

In accordance with Anti Money Laundering Regulations, two forms of ID and confirmation of the source of funding will be required from the successful applicant.



Specification

The available accommodation on the ground and first floors provides high quality open plan office accommodation benefitting from the following specification:



Raised access floors



NEW VRF air conditioning



Suspended ceilings



LED lighting



Passenger lift



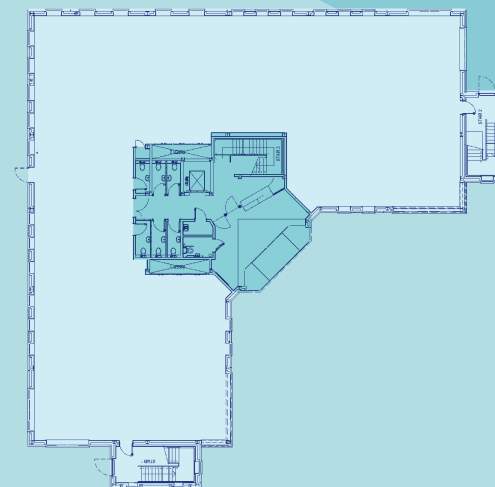
Ladies, Gents & disabled WCs



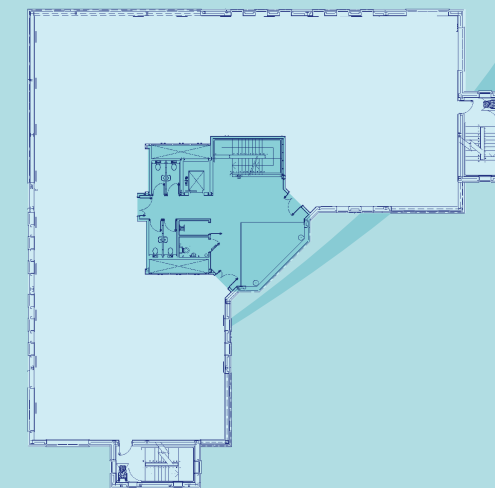
Shower



Ground floor



First floor



Onsite and nearby facilities



Beefeater Pub and Premier Inn



Costa Coffee



ABC Children's Nursery



Nuffield Fitness and Wellbeing Centre

Driving Distances

Wolverhampton	4 miles
Birmingham	14 miles
Stafford	14 miles
Telford	18 miles
Stoke on Trent	35 miles
London	127 miles
Junction 2 M54	0.25 miles
Junction 10 M6	4 miles

Sat Nav WV10 6TD

 **plot.deeplly.closest**

Viewings

To view or for further information please contact:



BULLEYS

01902 713333

BULLEYS.CO.UK

Rod Spiby
07970 283704
rod.spiby@bulleys.co.uk

Noel Muscutt
07970 283703
noel.muscutt@bulleys.co.uk



**AVISON
YOUNG**

0121 236 8236

avisonyoung.co.uk

Andrew Venables
07721 483159
andrew.venables@avisonyoung.com

Ollie Collins
07962 342826
oliver.collins@avisonyoung.com

www.wolverhamptonbusinesspark.co.uk

