



THE COMMERCIAL PROPERTY SPECIALISTS

TO LET

MODERN OFFICES

From 155 ft² (14 m²)



**KINGSWOOD BUSINESS PARK, HOLYHEAD ROAD,
ALBRIGHTON, WV7 3AU**



- ◆ Attractive rural office development
- ◆ Flexible lease terms
- ◆ 100 MB fibre optic broadband facility available
- ◆ On site car parking with 24 hour access
- ◆ J3 M54 within approximately 5 miles

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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.

SERVICES

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

LEASE TERMS

Flexible terms. As agent for details.

PLANNING

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

VAT

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

EPC

EPC's are available upon request.

RATES

Interested parties should enquire to the Local Authority to confirm their specific liability on 01902 696000.

WEBSITE

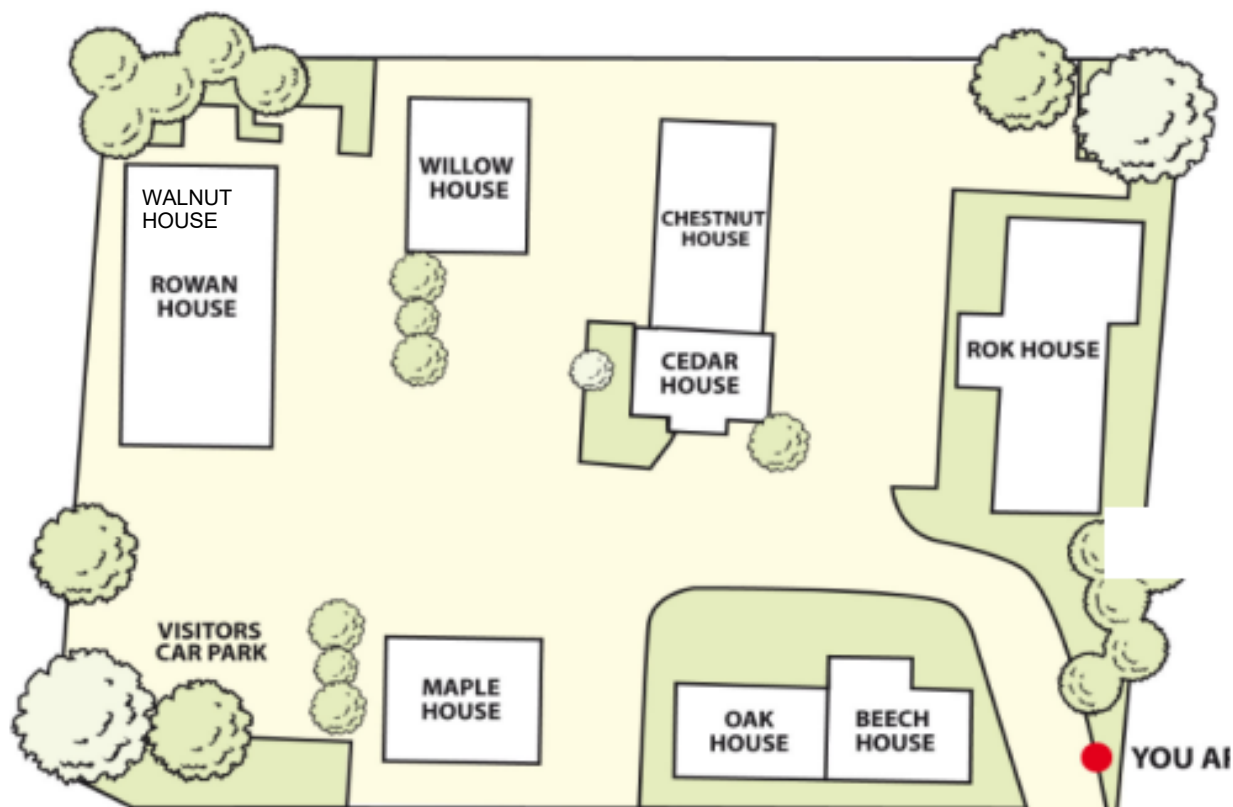
Aerial photography and further information is available at bulleysbradbury.co.uk/kingsbuspark

VIEWING

Strictly by the prior appointment with the joint agents, Wiggins Lockett Thompson and Bulleys Bradbury at their Telford Office 01952 292233.

Details amended 08.26





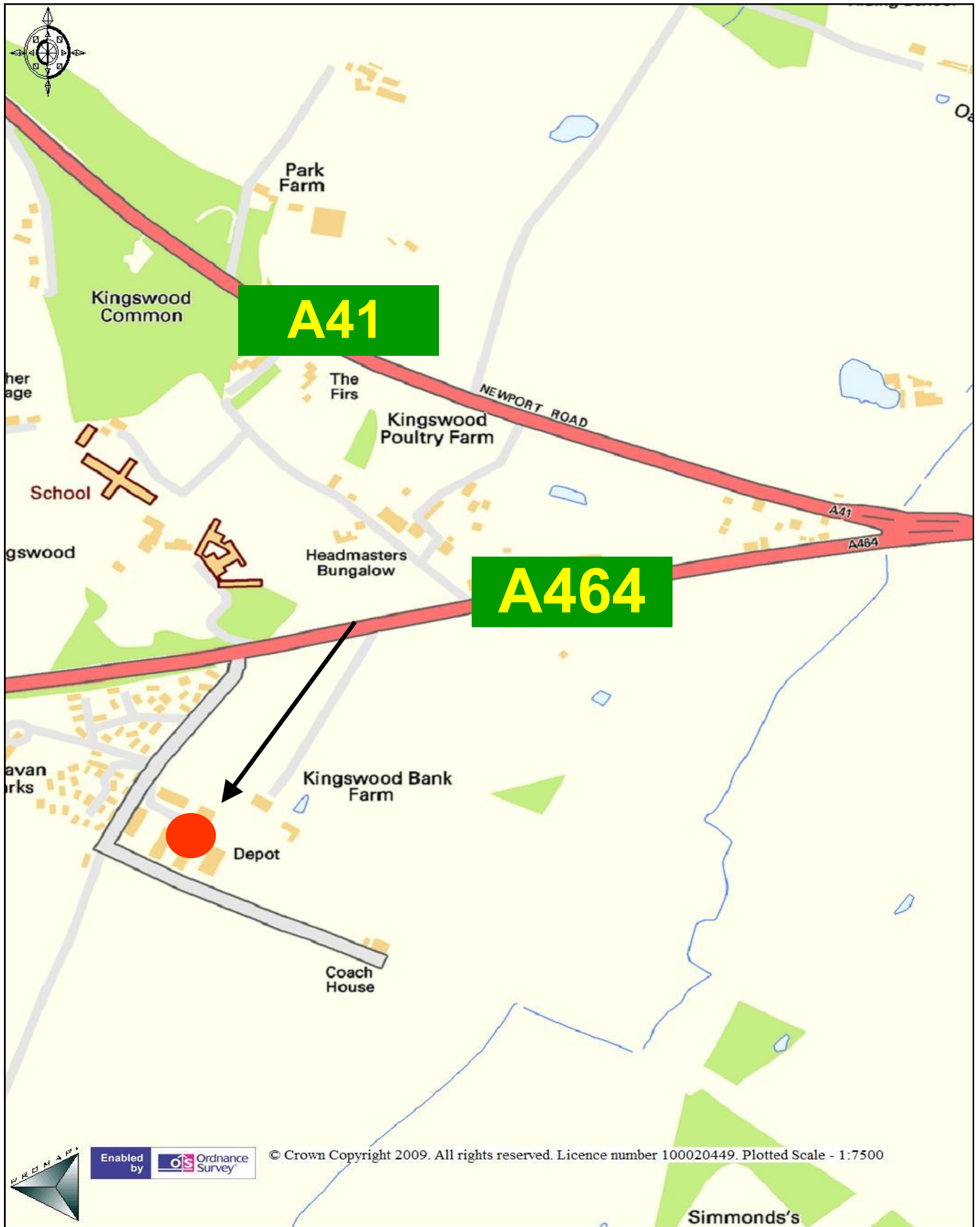
CURRENT AVAILABILITY (as of August 26)

Rents **inclusive** of service charge and buildings insurance (all plus VAT)

Electricity, broadband & business rates (if applicable) in addition

<u>ADDRESS</u>		<u>SQFT</u>	<u>SQM</u>	<u>PA</u>	<u>PCM</u>
Willow House	Suite 2 - Ground Floor	870	81	£14,000	£1,166.67
Beech House	Rear - First Floor	591	55	£10,000	£833.33

Car parking allocated plus use of an overflow car park.



IMPORTANT NOTICE

Bulleys Bradbury 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 Bradbury 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.
- (v) The reference to any plant, machinery, equipment, fixtures and fittings at the property shall not constitute a representation (unless otherwise stated) as to its state and condition or that it is capable of fulfilling its intended function. Prospective purchasers/tenants should satisfy themselves as to the fitness of such items for their requirements.
- (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.

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