

BULLEYS

CHARTERED SURVEYORS

☎ 0121 544 2121

THE COMMERCIAL PROPERTY SPECIALISTS

TO LET

OFFICES

**3,189 ft²
(296 m²)**

📍 **TITAN ONE OFFICES, COXWELL AVENUE, WOLVERHAMPTON SCIENCE PARK, STAFFORD ROAD, WV10 9RT**



Two storey office building with a mixture of private and open plan offices.

Gated tarmacadam parking and CCTV.

Immediate occupation available.

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LOCATION

The offices are located fronting Coxwell Avenue on Wolverhampton Science Park. Access is via the Stafford Road (A449) providing dual carriageway access from Wolverhampton City Centre, approximately 1 mile.

The offices are approximately 2.5 miles from junction 2 of M54 Motorway which provides links to the wider West Midlands motorway network.

DESCRIPTION

The offices are of steel portal frame construction with brick and block elevations with double glazed windows and steel profile cladding above. The offices are divided across two floors to create a mixture of private and open plan offices which benefit internally from suspended ceilings, a mixture of LED lighting & florescent lighting, carpeted flooring and painted & plastered walls.

The offices are also alarmed with security keypad door entry system. The premises benefits from an electronic roller shutter security door.

The offices provide a kitchenette, WC facilities and general welfare facilities.

ACCOMMODATION

Net internal areas approximately:-

	sq ft	sq m
Offices	3,189	296

OUTSIDE

Externally, the premises benefits from tarmacadam gated parking and CCTV.

SERVICES

We understand that mains water, drainage and electricity are connected or available. Interested parties are advised to check the position with their advisors/contractors.

We confirm that we have not tested any of the service installation and any occupiers must satisfy themselves independently as to the state and condition of such items.

RENTAL

£32,000 per annum exclusive.

PLANNING

Interested parties are advised to make their own enquiries with Sandwell Metropolitan Borough Council on 0300 555 8100

RATES

Rates are to be confirmed.

Interested parties should enquire to the Local Authority to confirm their specific liability on 01902 555802.

VAT

We have been advised that VAT is applicable.

EPC

An EPC has been commissioned and will be available shortly.

WEBSITE

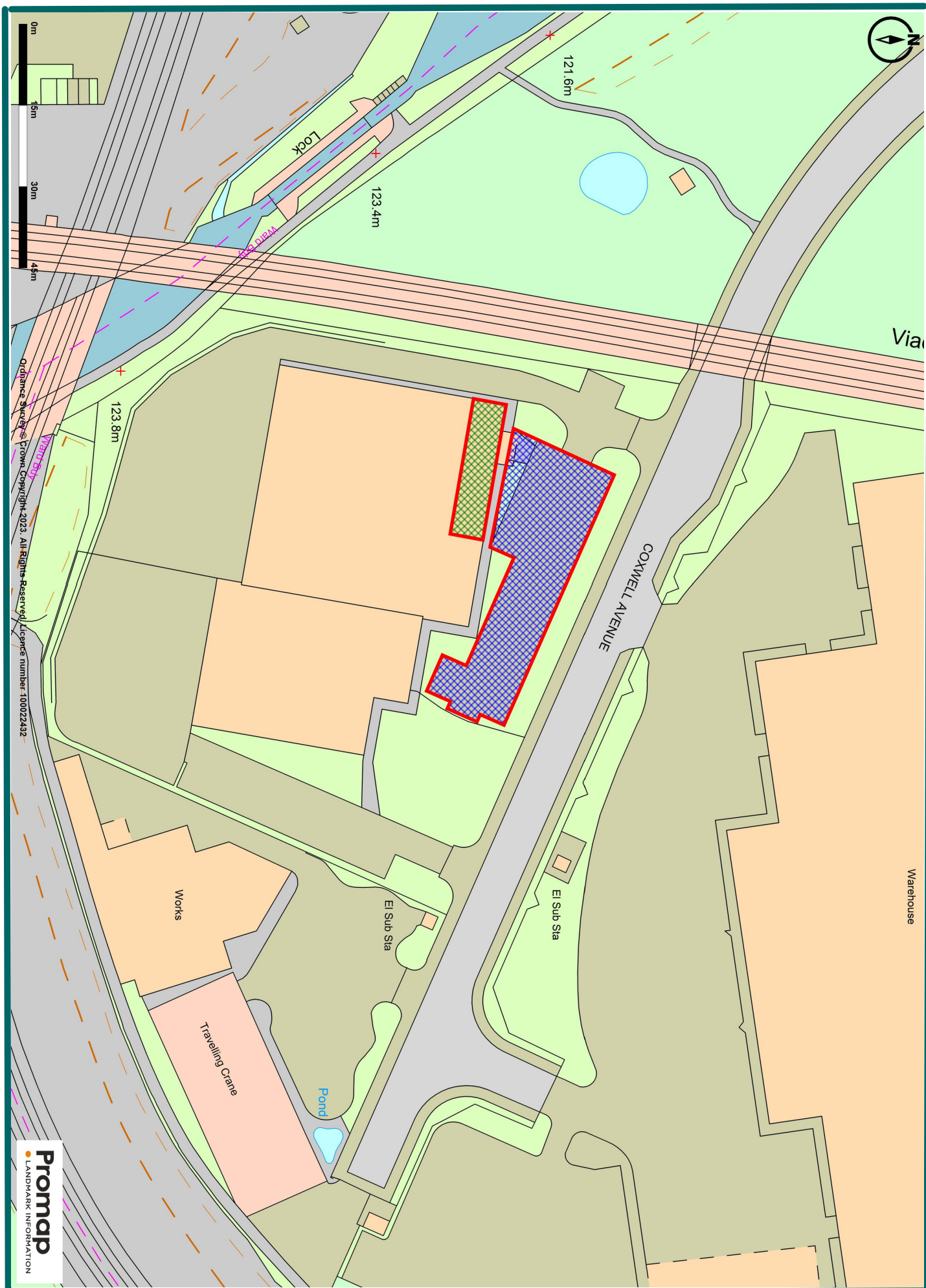
Aerial photography and further information is available at: www.bulleys.co.uk/titanone

VIEWING

Strictly by prior appointment with the sole agent Bulleys at their Oldbury office on 0121 544 2121.

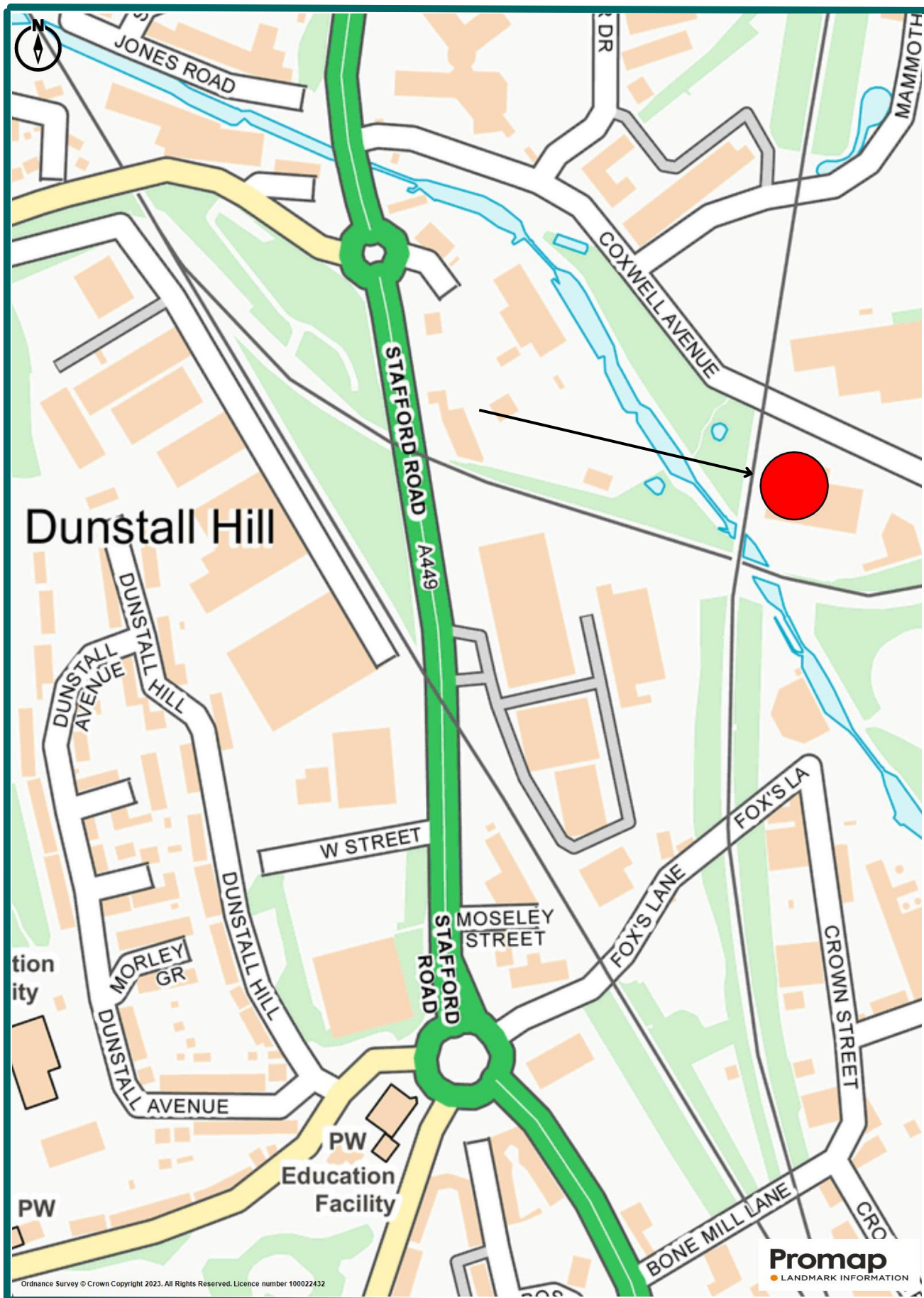
Details prepared 08/23





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

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