

BULLEYS

CHARTERED SURVEYORS



01902 713333

THE COMMERCIAL PROPERTY SPECIALISTS

TO LET

OFFICE PREMISES

**3,219 sq ft
(296.45 sq m)**



**CHANCEL COURT, 2 WELLINGTON ROAD, BILSTON,
WV14 6AA**



◆ Immediately available.

◆ Gated and secure parking.

◆ Flexible terms available.

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

LOCATION

The offices are located on Wellington Road (A41), Bilston and are approximately 2.5 miles distant from Wolverhampton City Centre.

DESCRIPTION

The premises provided a First Floor office accommodation with two access points at the front and rear of the building. The office space comprises a mixture of private and open plan rooms benefitting internally from suspended ceilings, fluorescent strip lighting, carpeted flooring and painted and plastered walls. The office also contains a kitchen, WC and general welfare facilities.

The offices are alarmed with security keypad door entry system and CCTV.

ACCOMMODATION

The property provides the following approximate Net Internal Floor Areas:

	sq ft	sq m
Office	3,219	296.45

OUTSIDE

Outside the premises benefits from gated parking.

SERVICES

We are advised that mains water, drainage, gas and electricity are connected or available.

Interested parties are advised to check this 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

Please contact the Agent.

LEASE TERMS

The unit is available on a new full repairing and insuring Lease for a term to be agreed.

PLANNING

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

RATES

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

VAT

All figures quoted do not include VAT which will 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 commissioned and will be available shortly.

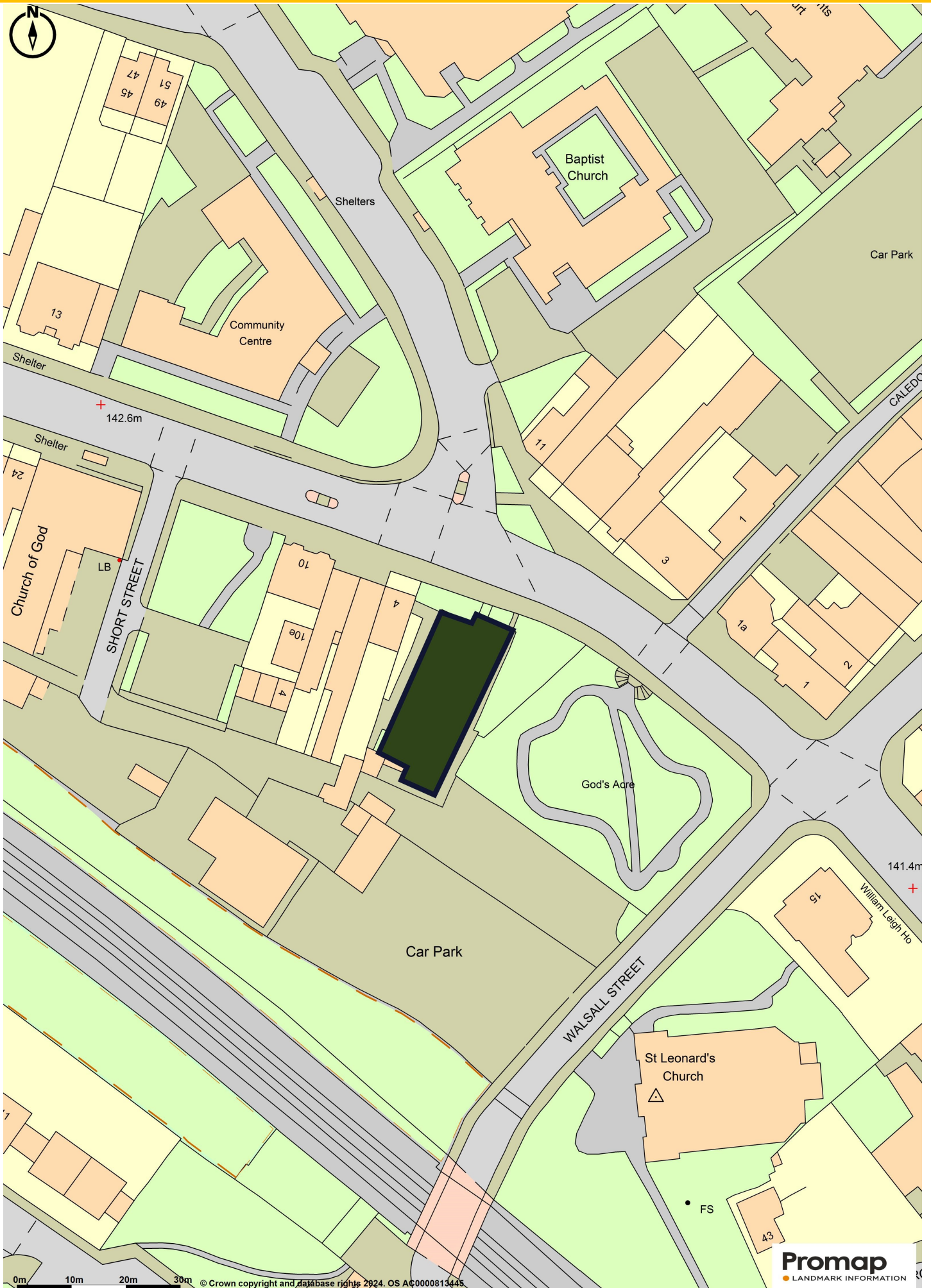
WEBSITE

A virtual tour, together with aerial photography and further information is available at bulleys.co.uk/chancelcourt

VIEWING

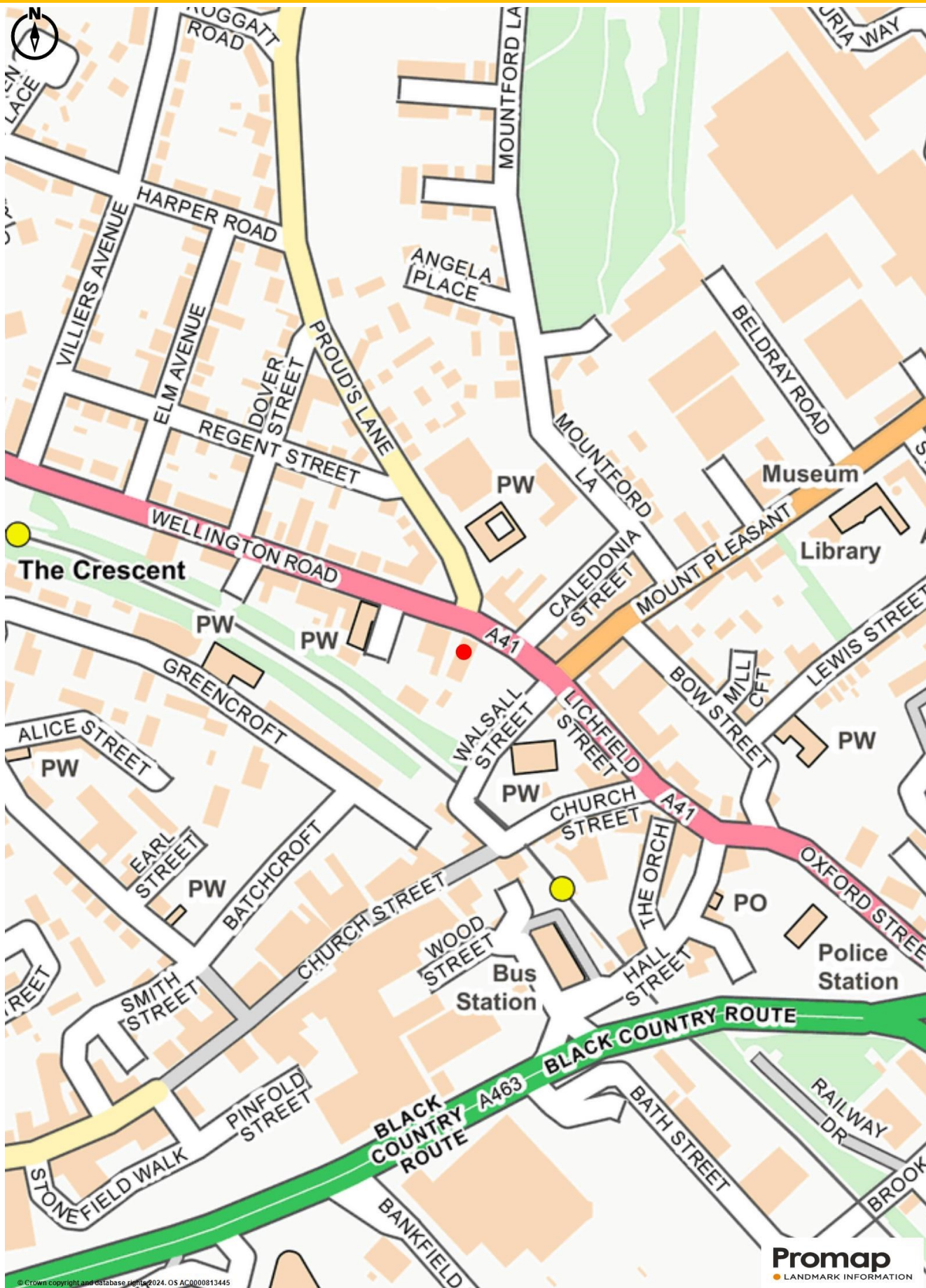
Strictly by prior appointment with the sole agent Bulleys at their Wolverhampton office on 01902 713333.

Details prepared 08/24



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

[VIEW MORE AT BULLEYS.CO.UK](http://BULLEYS.CO.UK)



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.
- (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.