

## TO LET

**OFFICE TWO  
PERTON COURT BARN  
PERIOD BARN CONVERSION  
JENNY WALKERS LANE  
PERTON  
SOUTH STAFFORDSHIRE  
WV6 6HB**



**PERTON COURT BARN  
JENNY WALKERS LANE  
PERTON, WV6 6HB**

- 506 ft<sup>2</sup> (47 m<sup>2</sup>)
- Self-contained with generous car parking provision
- Converted two years ago, includes LED lighting, electric heating, 3 compartment trunking, fitted kitchen, “easy access” WC and fire detection system
- Conveniently located with views over rolling countryside
- Available March 2025 (or earlier by negotiation)

## **Location**

Perton Court Barns are located on Jenny Walkers Lane less than half a kilometre to the south of Perton Village and approximately 3km to the west of Wolverhampton City Centre. It is close to the A454 Bridgnorth Road which is the main route between Wolverhampton and Bridgnorth. Access to the national motorway network can be gained at junction 2 or 3 of the M54 which are both approximately 5km to the north.

A particular advantage of this location is the rural setting which affords extensive views over farmland.

## **Description**

The development of six self-contained offices was created by the conversion of period farm buildings circa 2020. The complex is constructed of brick under clay tile roofs. Internally the offices have period features in particular exposed roof timbers.

## **Preliminary Specification**

- Broadband connectivity
- Electric space heating
- Double glazed windows and doors
- Generous car parking provision
- Three compartment trunking
- LED lighting and "easy access" W.C. accommodation
- Fire detection system

## **Lease Terms**

The property is available by way of new leases on effective Full Repairing and Insurance Terms with a service charge to cover maintenance of common parts. The lease term will be for either 3 or 5 years.

The existing lease ends 17<sup>th</sup> March 2025, the tenant has expressed their interest in leaving the premises early if a new tenant can be found (subject to landlord approval).

## **Rental**

£9,500 per annum plus a service charge and insurance.

## **Business Rates and Utilities**

Prospective parties are recommended to make enquiries with the local authority and utility providers.

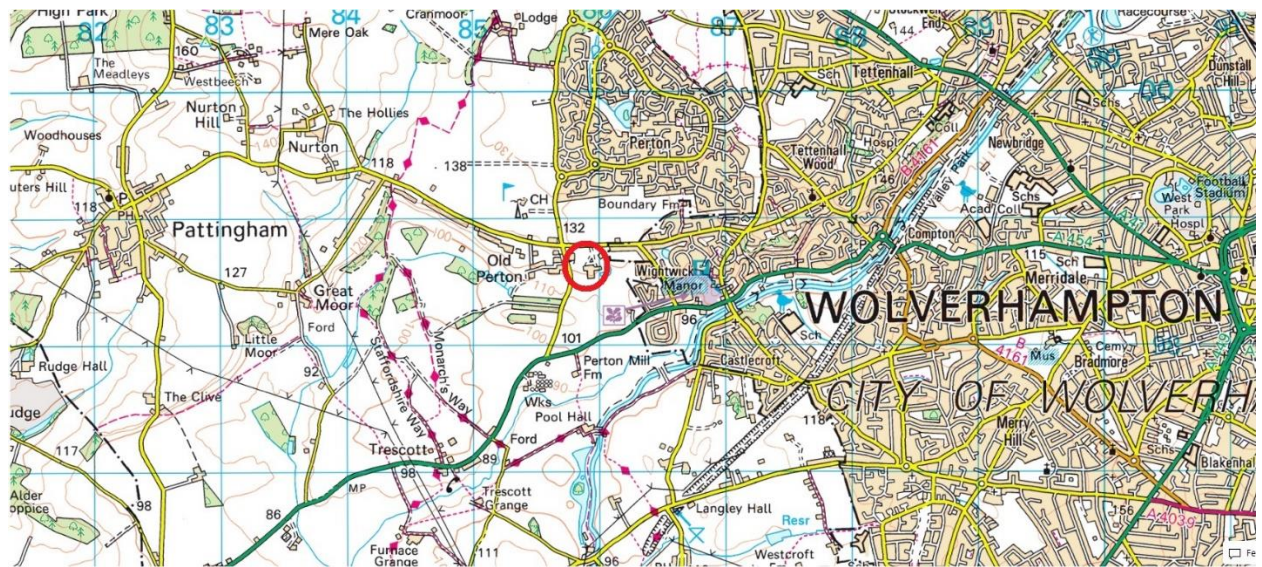
## **Viewings**

Strictly by appointment with the letting agents quoting reference 5283.

## Site Plan



## Location Plan



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