

TO LET

QUALITY OFFICE SPACE IN PROFESSIONAL SECTOR
OF CITY

19 WATERLOO ROAD, WOLVERHAMPTON, WV1 4DY



- 2nd Floor Suite
- Approx. 1,250 sqft
- Use of 'In House' Conference Facilities Included
- Air Conditioning

LOCATION

First City House is located fronting onto Waterloo Road, Wolverhampton within an established professional office sector of the City, which has traditionally been the location for such occupiers as Solicitors, Surveyors and Financial Consultants.

HISTORY

First City House was built circa 1970 for Eagle Star Insurance by Henry Willcock, a well known local builder who was responsible for the construction of other prestigious public buildings such as Wolverhampton's Civic Hall and Public Library.

DESCRIPTION

The property is of five storey construction with stone façade, set behind a paved forecourt.

Access to the building is through an imposing reception area. To the rear of the premises is a private car park with a rear entrance door to the lower ground floor.

The premises have been subject to some significant improvements including upgraded toilet accommodation and the carpeting of all staircases, halls and landings.

ACCOMMODATION

The third floor suite is approximately 120m², which equates to approximately 1,250 sqft.

The suite is currently divided to form three large rooms and a server room but can be reconfigured to suit tenant's requirements. It has suspended ceilings and floors are covered with carpet tiles.

The suite benefits from a suspended floor system with concealed trunking and boxes housing power sockets, telephone and computer network points.

The accommodation is centrally heated via water filled panel radiators. The heating system is controlled by the Landlord. In addition air conditioning is installed.

An internal inspection is strongly recommended.

SECURITY

Electronic security doors with intercom access protect the common areas of the building. Each suite is fitted with an individually armed ADT intruder alarm system which includes audio secondary confirmation to perimeter intruder activation to ensure Police attendance. The alarm system has remote monitoring. CCTV is also installed in the building.

CONFERENCE ROOM

Outwith the lease and by informal arrangement, at no additional cost to the occupants of 19 Waterloo Road, there is a well equipped and furnished conference room which is eminently suitable for board meetings, training seminars and conferences. It provides high quality facilities and also allows more effective and economic space management within the open plan tenanted area(s).

RATING

The Valuation Office web page records the respective rateable value is as follows:-

Second Floor £10,500

Because the Rateable Value is less than £12,000 per annum, an occupier may be eligible to claim small business relief. Interested parties should make their own enquiries of the Charging Authority to ascertain whether or not they would qualify for such relief.

TENURE

The suite is available on a new lease subject to three yearly rent reviews. The Tenant will be directly responsible for the maintenance of the internal surfaces of the accommodation. A service charge is levied by the Landlord for the repair, maintenance and servicing of the building structure, external surfaces and all common parts plus central heating. The service charge to year end September 2020 was approximately £5/ft².

Further details of the service charge are available upon request.

RENTAL

Rental offers of £10,000 per annum are invited.

Further car parking is available in the multi-storey car park immediately behind the property

VAT

First City House is registered for VAT therefore VAT is payable on rents, service charges and all other monies demanded by the Landlord.

LEGAL COSTS

Each party will be responsible for their own legal costs.

VIEWINGS

Strictly by prior appointment with First City Limited on 01902 710999 quoting reference CB/4826.

DISCLOSURE

Directors of First City Limited have a financial interest in the building.

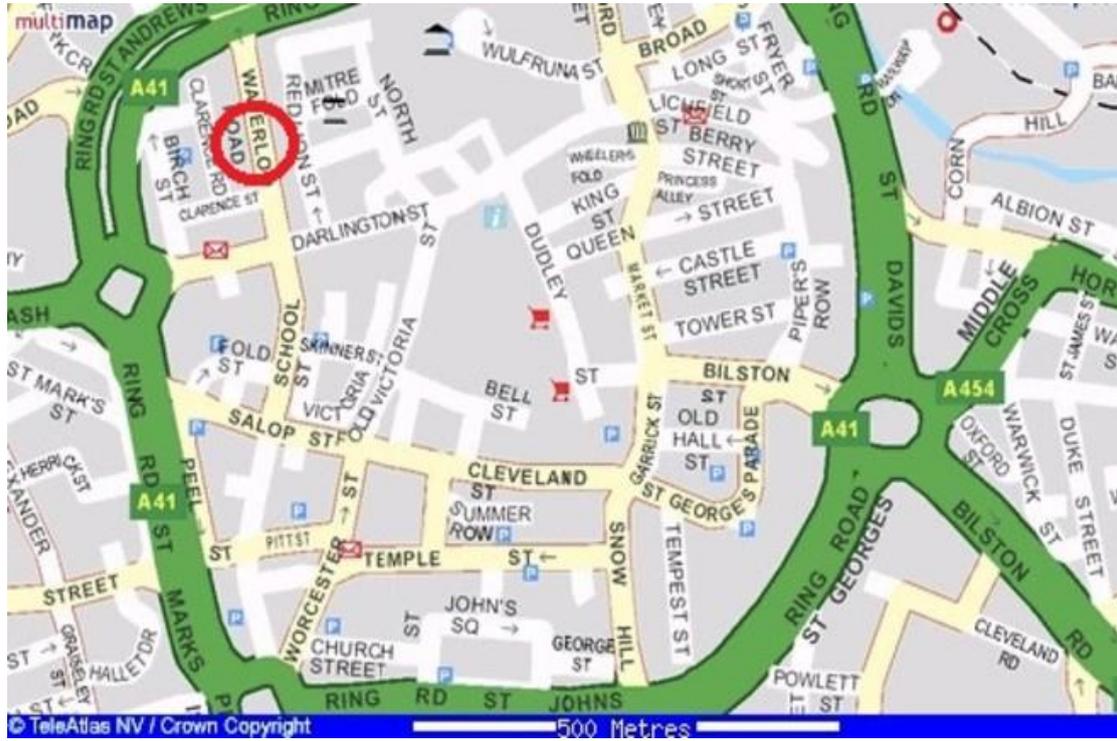
Office Accommodation- Meeting Room



Conference Facility



Location Plan



First City Limited, 19 Waterloo Road, Wolverhampton, West Midlands, WV1 4DY

tel: 01902 710999

www.firstcity.co.uk

IMPORTANT: First City Limited give notice for itself and for those on whose behalf it acts that a) these particulars are prepared for the convenience of an intending purchaser or tenant and although they are believed to be correct, their accuracy is not guaranteed and any error, omission or mis-description shall not annul the sale or restrict the grounds on which compensation may be claimed and neither do they constitute any part of a contract, b) any intending purchaser or tenant must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars c) all prices and rentals quoted are exclusive of VAT (if chargeable) d) no person in the employment of First City has any authority to make or give any representation or warranty whatever in relation to this property e) 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.

Registered in England
no. 1764529



Certificate No. FS 34830

Regulated by RICS