

TO LET

QUALITY OFFICE SPACE IN PROFESSIONAL SECTOR
OF CITY

11 WATERLOO ROAD, WOLVERHAMPTON, WV1 4DY



- Ground And First Floor Offices
- Aprox. 1,654 ft² (153.66m²)
- Refurbished With Air Conditioning To part
- Established Use As Estate Agents/Financial Services

LOCATION

11 Waterloo Road 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

The property dates from the mid nineteenth Century and has been used as an Estate Agents/Financial Services for many years.

DESCRIPTION

The accommodation extends over two stories and is constructed of brick under a tiled roof. It presents an impressive double frontage to Waterloo Road and stands behind a paved forecourt bordered with iron railings.

The premises have been subject to some significant improvements including upgraded toilet accommodation and the installation of air conditioning to part.

ACCOMMODATION

Ground Floor

Main Entrance	
Reception Office	150 ft ²
Main Office	353 ft ²
Rear Office	<u>245 ft²</u>
	757 ft ²

Kitchen and toilets

First Floor

Rear Office	272 ft ²
Board Room	156 ft ²
Front Office	<u>252 ft²</u>
	680 ft ²

Toilet and shower room

Summary Floor Area

Office	1,437 ft ²
Ancillary Accommodation	<u>208 ft²</u>
Total	1,645 ft ²



RATING

The Valuation Office web page records the following rateable values:-

Ground Floor	£6,300
First Floor	£4,600

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 accommodation is available on a new lease subject to three yearly rent reviews on Full Repairing and Insuring Terms.

RENTAL

Rental offers of £12,000 per annum are invited.

Four car parking spaces are available at the rear of the property off Clarence Road by separate negotiation.

VAT

11 Waterloo Road is registered for VAT therefore VAT is payable on rents and all other monies demanded by the Landlord.

ENERGY PERFORMANCE CERTIFICATE

An EPC has been commissioned.

LEGAL COSTS

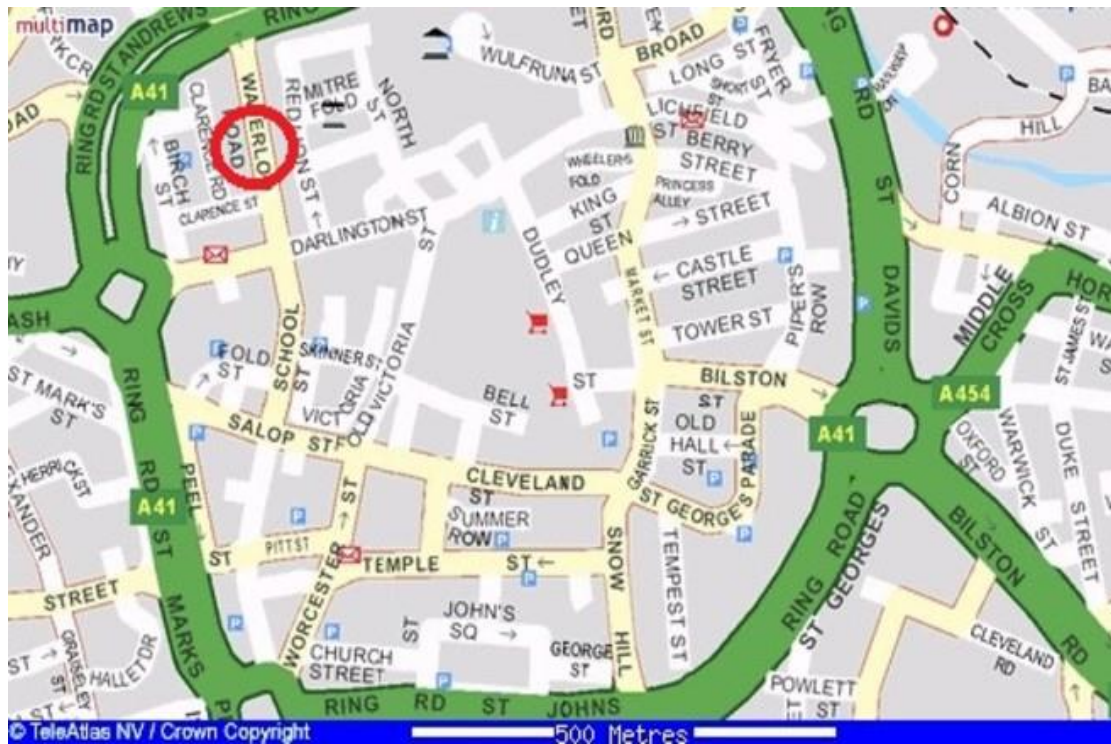
Each party will be responsible for their own legal costs.

VIEWINGS

Strictly by prior appointment with First City Limited on 01902 710999 quoting reference CB/4840.



Location Plan



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

tel: 01902 710999

www.firstcity.co.uk

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