

# ALL ENQUIRIES

**PROMINENT OFFICE IN PROFESSIONAL  
SECTOR OF CITY**



**26 SNOW HILL  
WOLVERHAMPTON**

- Offices Over Three Floors Plus Basement Storage
- Approximate Area 7,524 ft<sup>2</sup> (699 m<sup>2</sup>)
- Good Quality Accommodation
- Car Parking at Rear for up to 17 Cars
- Suitable for alternative uses STP
- For sale or to Let

## LOCATION

The property is located fronting onto Snow Hill, Wolverhampton within the City Centre and close to the Mander and Wulfrun Shopping Centres and St John's Square with easy access to the Ring Road. The property has the particular benefit of a rear access off Tempest Street which leads to a private car park for up to 17 vehicles.

## DESCRIPTION

The property is thought to date from the late 1970's and was purpose built for office use.

The property presents an imposing elevation onto Snow Hill. It is thought to be of concrete frame construction under a flat roof and has a glass façade to the ground and first floor elevations with aluminium frames.

The accommodation extends over three floors plus useful basement storage space offering a mixture of open plan and cellular accommodation.

## ACCOMMODATION

Description	SQFT	SQM
Ground Floor	3875	360
First Floor	1702	158.12
Second Floor	539	50.07
Basement	1408	130.81
<b>TOTAL</b>	<b>7,524</b>	<b>699</b>

## RATING

The Valuation Office website records the rateable value as £15,250.

## TENURE

The freehold interest is for sale with the benefit of vacant possession.

## VAT

TBC

## ASKING PRICE

Price on application. The owner may also consider letting the property on terms to be agreed

## LEGAL COSTS

Each party will be responsible for their own legal costs.

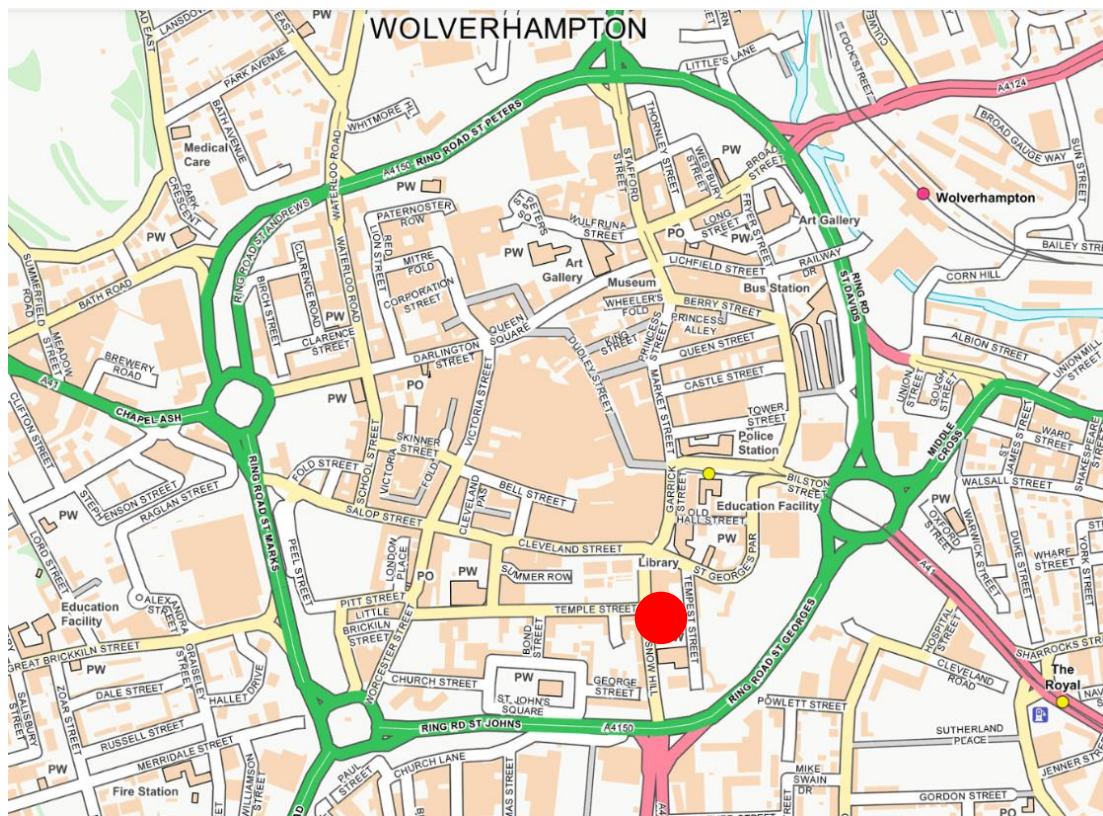
## VIEWINGS

Viewings by appointment only. All enquiries to the joint Agents First City 'The Property Consultancy' on 01902 710999 quoting reference 5058. Ask for Christopher Bywater [chris@firstcity.co.uk](mailto:chris@firstcity.co.uk) or Hexagon Commercial Property, Harvey Pearson 07387 165367 or [hp@hexagoncommercial.co.uk](http://hp@hexagoncommercial.co.uk)

## EPC

Certificate being prepared.

## LOCATION PLAN



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

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[www.firstcity.co.uk](http://www.firstcity.co.uk)

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