

TO LET

**PERIOD OFFICES IN PROMINENT
LOCATION**

**4 COMPTON ROAD
WOLVERHAMPTON
WV3 9PH**



- Refurbished offices in Period property
- Prominent position in gateway location
- 1,772ft² (164.65m²)
- Courtyard providing parking for up to 6 cars

LOCATION

The property occupies a prominent position on one of the major gateways to the City, namely Compton Road (A454). It enjoys easy access to Chapel Ash and is within a few minutes walk of the City Centre.

It falls within the “Oaks Conservation Area” and is more or less opposite the former Eye Infirmary.

DESCRIPTION

The property presents an impressive double fronted elevation to Compton Road standing behind wrought iron railings. It is thought to date from the Georgian Period being constructed of brick with rendered elevations under a pitched slate roof.

In recent years it has been refurbished and now provides well planned office accommodation with the added benefits of:

- Secure car parking
- Security grills to the ground floor
- Alarm systems (intruder and fire)
- Intercom
- Wiring for CCTV system

ACCOMMODATION

Ground Floor	665ft ² (61.74m ²)
First Floor	688ft ² (63.93m ²)
Second Floor	419ft ² (38.98m ²)

SERVICES

We understand that all mains services are available to the property. Space heating is provided by storage heaters.

TENURE

The property is available on a new lease on full repairing and insuring terms.

RATEABLE VALUE

The rateable value is £10,750 meaning that prospective tenants may be eligible to apply for small business relief.

EPC

The Energy Performance Rating is D91 expiring 27 October 2035.

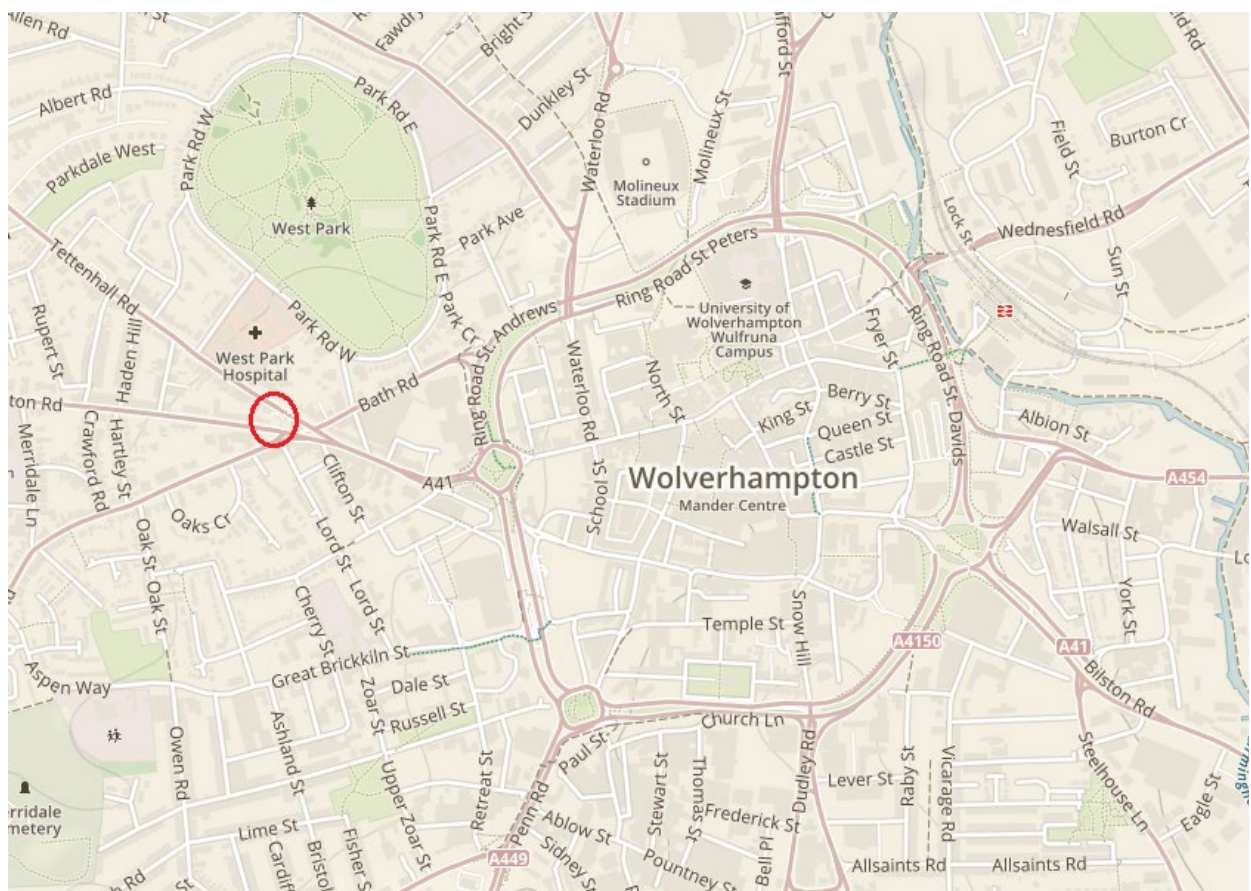
RENT

£24,000 per annum (£2,000 per month).

VIEWING

Strictly through the sole letting agents First City 'The Property Consultancy' on 01902 710999 quoting reference 5514.

LOCATION PLAN



SITE PLAN



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

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www.firstcity.co.uk

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