

**Wiggins Lockett
Thompson**
Chartered Surveyors

OFFICES TO LET

**KINGSWOOD BUSINESS PARK
HOLYHEAD ROAD
ALBRIGHTON
WOLVERHAMPTON
WV7 3AU**

- Newly Refurbished Offices
- Modern Rural Office Park
- Ample Private Car-Parking Included
- 50 mb Fibre Optic Broadband Facility Available
- EPC Rating: D (82-91)

LOCATION

Kingswood Business Park is located 11 miles from Telford and 6 miles from Wolverhampton in the West Midlands. The estate is just off the Holyhead Road, close to the M54 J3.

DESCRIPTION

Kingswood consists of several self-contained office buildings on a privately managed site accessible off a private drive. Existing Occupiers include The NFU, Global Draw, The Rok Group and Emag.

PRICE/RENT - See schedule overleaf.

VAT is payable in addition.

VIEWINGS

For further information or to arrange an inspection, please contact Anthony Wiggins on 01902 229550 or 01952 603303.

•Subject to Contract •Full EPC's are available on request •Details amended 01-18.

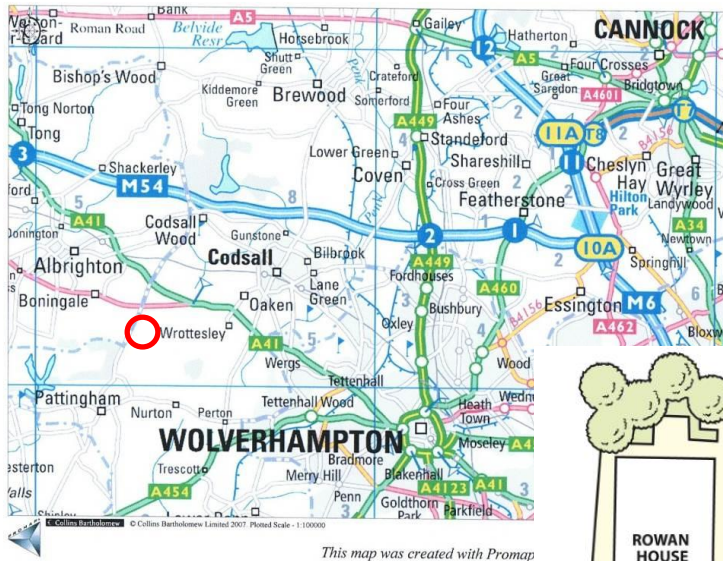


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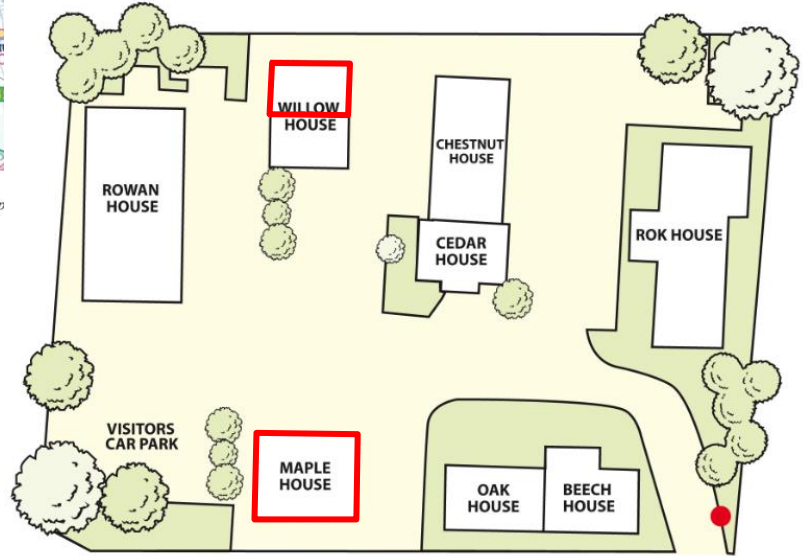
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RICS Regulated by RICS



This map was created with Promap



Current Availability:

Building	Status	Allocated Parking *	EPC Rating	Size (sq.ft)	Size (sq.m)	Rent (pcm)	Service Charge (pa – 17/18)	Insurance (pa – 17/18)
Maple - Suite A (Ground Floor Suite)	TO LET	2	D (88)	416	38.8	£658.67	Inclusive	Inclusive
Maple - Suite C (First Floor Suite)	TO LET	2	D (88)	375	34.8	£593.75	Inclusive	Inclusive
Maple – Suite D (First Floor Suite)	TO LET	2	D (88)	506	47.4	£809.08	Inclusive	Inclusive
Maple – Suite E (First Floor Suite)	TO LET	2	D (88)	546	50.7	£864.50	Inclusive	Inclusive
Maple – Suite F (First Floor Suite)	TO LET	2	D (88)	448	41.6	£709.34	Inclusive	Inclusive
Maple House (First Floor)	TO LET	6	D (88)	1,875	174	£1,250.00	£2,411.28	£199.45
Willow – Rear Suite (Ground Floor)	TO LET	3	D (82)	870	80.8	£833.75	£1,123.93	£92.96

* Plus use of the overflow car park.

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