

The Property Professionals

**BULLEYS**

CHARTERED SURVEYORS

bulleys.co.uk

MANAGEMENT • SALES & LETTINGS • VALUATIONS • RENT REVIEWS • ACQUISITIONS • INVESTMENTS • RATING • DEVELOPMENT

## TO LET

**PEARL HOUSE  
WATERLOO ROAD  
WOLVERHAMPTON  
WV1 4DJ**

**1,038 - 5,076 sq ft (96 - 471 sq m)**

On site parking.

City Centre location at the heart of Wolverhampton's commercial quarter.

[bulleys.co.uk/pearl](http://bulleys.co.uk/pearl)



INDUSTRIAL AND COMMERCIAL PROPERTY SPECIALISTS

Telford  
**01952 292233**

Wolverhampton  
**01902 713333**  
View more at [bulleys.co.uk](http://bulleys.co.uk)

Oldbury  
**0121 544 2121**

## LOCATION

Pearl House is located on Waterloo Road, which is considered Wolverhampton's prime office location. This provides easy access to the ring road and therefore the arterial routes in and out of Wolverhampton.

## DESCRIPTION

The ground floor accommodation is accessed from the main entrance/reception area. The 2nd floor accommodation is accessed via the lift or staircase. The suites are carpeted, have wallpapered walls and fluorescent strip lights in part. Suites are also available on the lower ground floor which is also available separately or as a whole.

## ACCOMMODATION

Approximate net internal areas:-

	sq ft	sq m
Ground Floor (Left)	1,469	136
Ground Floor (Right)	2,635	244
Lower Ground (Right)	1,038	96
Lower Ground (Front)	<u>1,836</u>	<u>170</u>
<b>TOTAL</b>	<b>6,978</b>	<b>648</b>
2nd Floor	5,076	471

## SERVICES

We understand that water, drainage, gas and 3 phase electricity are connected or available.

Interested parties are advised to check this position with their adviser/contractors.

## TENURE

Available on a new full repairing and insuring lease on terms to be agreed.

## RENTAL

£8.00 per sq ft per annum exclusive.

## SERVICE CHARGE

A service charge is levied to cover communal costs and services. Contact the agents for full details.

## PLANNING

Interested parties are advised to make their own enquiries with Wolverhampton Council on 01902 551155.

## RATES

Interested parties should enquire to the Local Authority to confirm their specific liability on 01902 555802.

## LEGAL COSTS

The ingoing tenant is to be responsible for the Landlord's reasonable legal costs incurred in this transaction.

## VAT

All figures quoted do not include VAT which may be payable at the current prevailing rate.

## EPC

An EPC has been carried out on this property. The property has been awarded a Grade D-97.

## WEBSITE

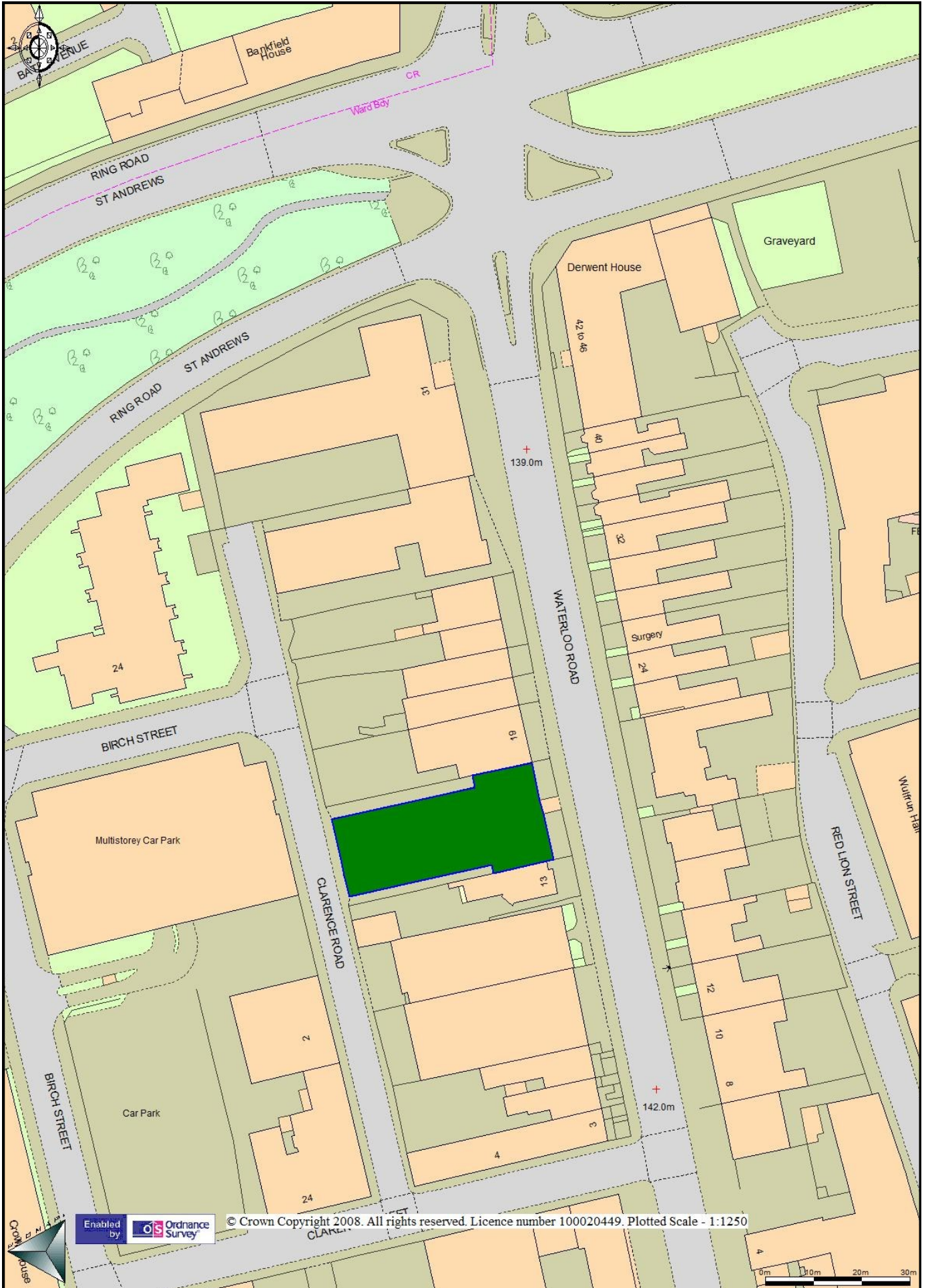
A virtual tour, together with aerial photography and plans, is available at [bulleys.co.uk/pearl](http://bulleys.co.uk/pearl)

## VIEWING

**Strictly** by the prior appointment with the sole agent, Bulleys at their Wolverhampton Office on 01902 713333.

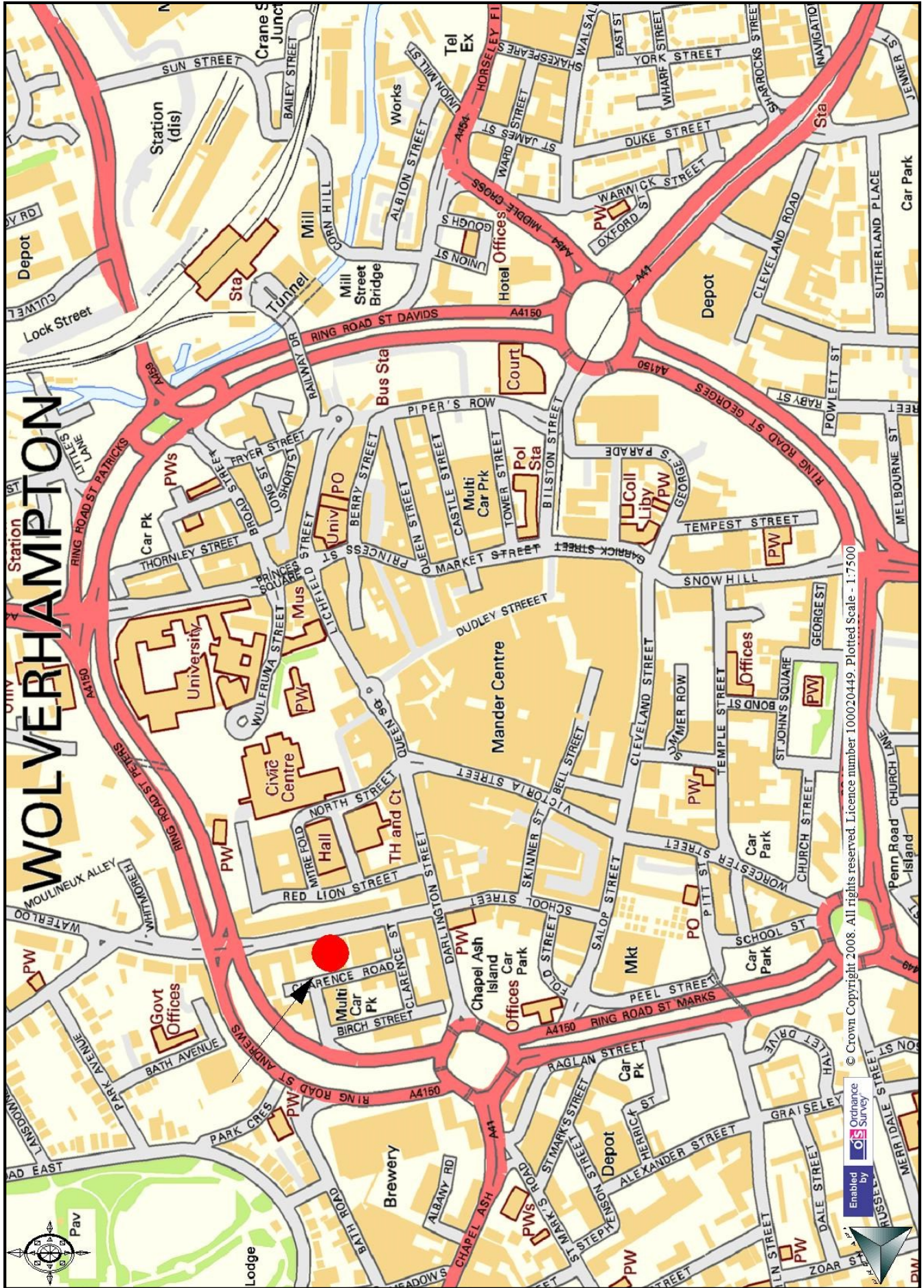
Details amended 05/13.





Site Plan- For Identification only- Not to scale. Accuracy cannot be guaranteed





**IMPORTANT NOTICE**

Bulleys for themselves and for the vendors or lessors of this property whose agents they are give notice that:

- (i) The particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute part of an offer or contract.
- (ii) All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
- (iii) No person in the employment of Bulleys has any authority to make or give any representation or warranty whatever in relation to this property.
- (iv) All rentals and prices are quoted exclusive of VAT.
- (v) 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.
- (vi) Any movable contents, fixtures and fitting referred to in these particulars (including any shown in photographs) are excluded from the sale/letting, unless stated otherwise.