

**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
- 100 mb Fibre Optic Broadband Facility Available
- EPC Rating: D (77-88)

### 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 or our joint agents Bulleys Bradbury on 01952 292233.

•Subject to Contract •Full EPC's are available on request •Details amended 07-19.



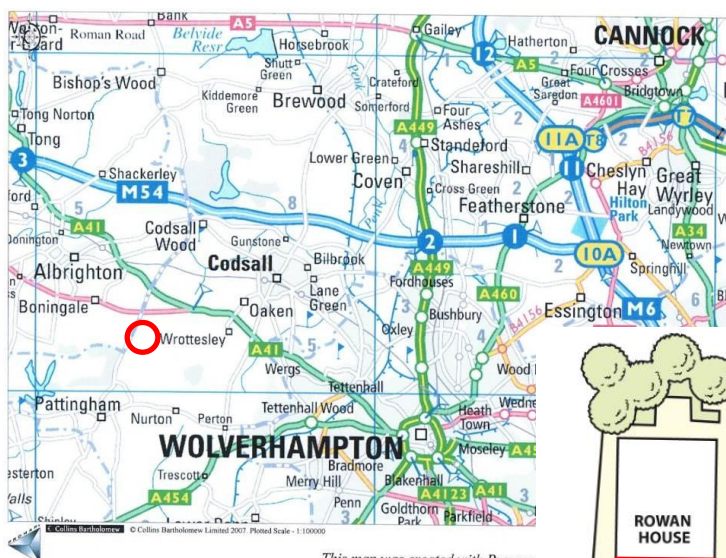
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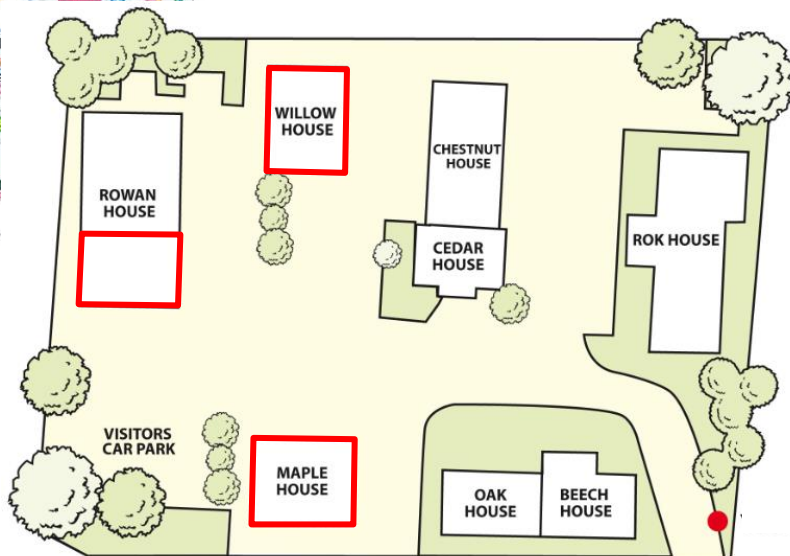


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This map was created with Promap



### Current Availability:

Building	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	2	D (88)	1141	106	£1780.00	Inclusive	Inclusive
Maple – Suite C First Floor	2	D (88)	375	35	£625.00	Inclusive	Inclusive
Maple – Suite D First Floor	2	D (88)	506	47	£800.00	Inclusive	Inclusive
Maple – Suite E First Floor	2	D (88)	546	51	£850.00	Inclusive	Inclusive
Willow – Suite 2 Ground Floor	3	D (82)	870	81	£900.00	Inclusive	Inclusive
Rowan – Suite C Ground Floor	N/A	D (77)	224	21	£200.00	Inclusive	Inclusive
Rowan – Suite D Ground Floor	N/A	D (77)	217	20	£400.00	Inclusive	Inclusive

\* Plus use of the overflow car park.

### Important Notice

Wiggins Lockett Thompson Ltd. 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 nor 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 Wiggins Lockett Thompson Ltd. 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 fittings referred to in these particulars (including any shown in photographs) are excluded from the sale/letting, unless stated otherwise.