

**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 (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 or our joint agents Bulleys Bradbury on 01952 292233.

•Subject to Contract •Full EPC's are available on request •Details amended 04-18.

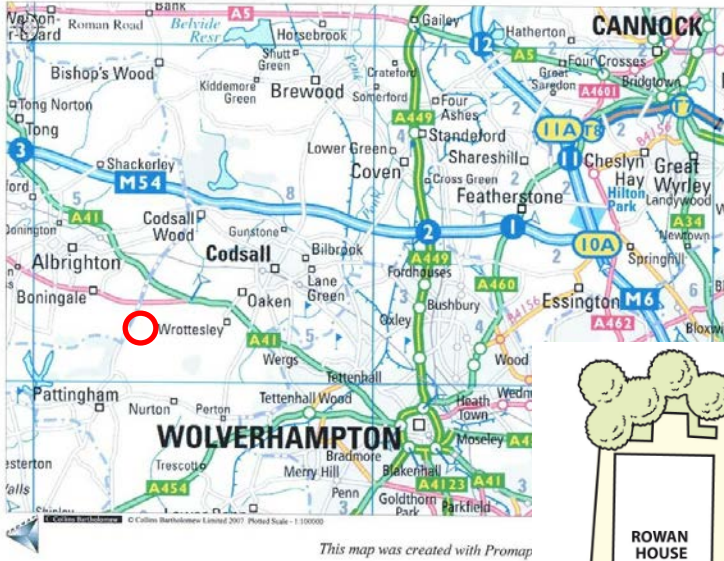


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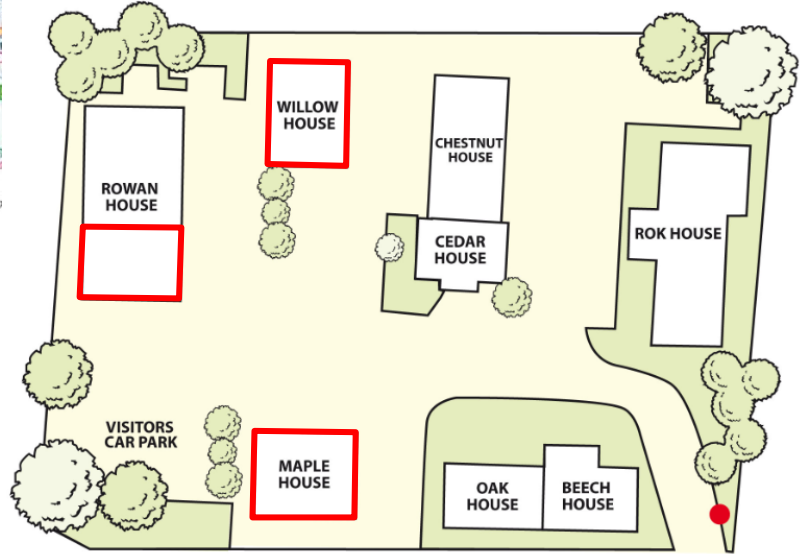
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West Midlands B92 7AH  
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**RICS** Regulated by RICS



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)	416	38.8	£658.67	Inclusive	Inclusive
Maple - Suite C First Floor	2	D (88)	375	34.8	£593.75	Inclusive	Inclusive
Maple – Suite D First Floor	2	D (88)	506	47.4	£809.08	Inclusive	Inclusive
Maple – Suite E First Floor	2	D (88)	546	50.7	£864.50	Inclusive	Inclusive
Maple – Suite F First Floor	2	D (88)	448	41.6	£709.34	Inclusive	Inclusive
Maple House Suites C-F (FF)	6	D (88)	1,875	174	£1,250.00	£2,411.28	£199.45
Willow House Suite 1 (GF)	3	D (82)	598	56	£750.00	Inclusive	Inclusive
Willow House Suite 2 (GF)	3	D (82)	870	81	£917.00	Inclusive	Inclusive
Willow House Suites 1 & 2	6	D (82)	1468	137	£1,500.00	Inclusive	Inclusive
Rowan House Suite A (GF)	Shared*	D (77)	221	21	£433.33	Inclusive	Inclusive

\* Plus use of the overflow car park.

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