

**Wiggins Lockett
Thompson**
Chartered Surveyors

OFFICES TO LET

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



- Modern Rural Office Park
- Ground & First Floor Offices from 375 sq ft NIA
- Ample Private Car-Parking Included
- 50 mb Fibre Optic Broadband Facility Available To Site
- EPC Rating – D(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. The suite comprises a 3 suite predominantly open plan first floor collection of rooms with kitchenette & parking.

RENT

See schedule overleaf.

VAT and Business Rates are payable in addition (please contact Agent for further assistance).

VIEWINGS

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

•Subject to Contract •Full EPC available on request •Details amended 06-17.

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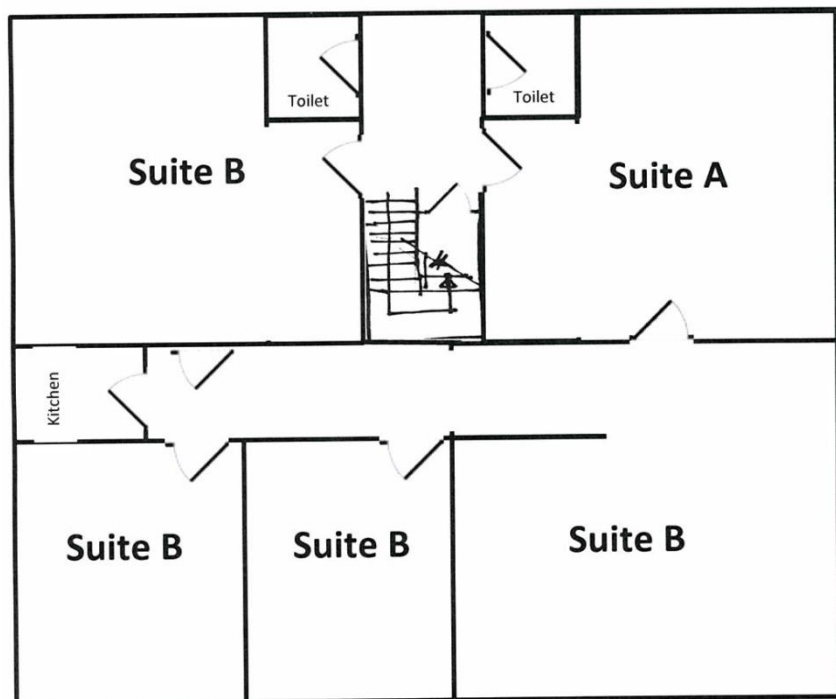


RICS Regulated by RICS

Office	Status	EPC Rating	Size (sq.ft)	Size (sq.m)	Rent (pa)	Rent (pcm)	Allocated parking spaces *	Service Charge (pa – 15/16)	Insurance (pa – 15/16)
Suite A	TO LET	D (88)	416	38.8	£7,904.00	£658.67	2	Inclusive	Inclusive
Suite B	TO LET	D (88)	1,224	113.7	£23,256.00	£1,938.00	4	Inclusive	Inclusive
Suite C	TO LET	D (88)	375	34.8	£7,125.00	£593.75	2	Inclusive	Inclusive
Suite D	TO LET	D (88)	506	47.1	£9,622.36	£809.08	2	Inclusive	Inclusive
Suite E	TO LET	D (88)	546	50.7	£10,383.12	£864.50	2	Inclusive	Inclusive
Suite F	TO LET	D (88)	448	41.6	£8,512.00	£709.34	2	Inclusive	Inclusive

* Plus use of the overflow car park

Ground Floor



First Floor

