

The Property Professionals

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TO LET

QUALITY OFFICE SUITES IN EXECUTIVE
BUSINESS CENTRE

**REGENT HOUSE
BATH AVENUE
WOLVERHAMPTON
WV1 4EG**

Suites from 135 sq ft (13 sq m)

High Standard of Refurbishment.

Serviced Office Facilities Available.

Accessible and Convenient for City Centre.

Good Car Parking.

Flexible Terms.

bulleys.co.uk/regent-house



INDUSTRIAL AND COMMERCIAL PROPERTY SPECIALISTS

Wolverhampton

Telford
01952 292233

01902 713333

Oldbury
0121 544 2121

View more at bulleys.co.uk

LOCATION

Regent House is prominently located just outside Wolverhampton Ring Road, fronting Bath Avenue opposite Wolverhampton Swimming Baths & Leisure Centre, with West Park nearby.

Access from Wolverhampton Ring Road is obtained via Waterloo Road, Newhampton Road East and Park Avenue. The city centre is within easy walking distance.

DESCRIPTION

The premises comprise a detached self contained office building arranged on four floors plus basement storage. There is a manned reception area and ample car parking adjacent and to the rear. The premises have undergone a comprehensive refurbishment programme to provide high quality office accommodation incorporating up to date communication facilities to cater for current business requirements.

FACILITIES

- * Wide variety of suite sizes ranging from 132 - 4,387 sq ft (12-408 sq m).
- * Self contained building with manned reception.
- * Serviced accommodation facilities available if required.
- * High level of information technology - fibre optic - ISDN available.
- * Meeting room facilities.
- * Disabled access and facilities.
- * Easily accessible via surrounding road communication network.
- * On-site car parking plus roadside parking.

SERVICES

We are advised that mains water, drainage, electricity and gas are connected or available. However, interested parties are advised to check the position with their advisors/contractors.

RENTAL

Dependent upon suite size and length of agreement. Full details upon application.

LEASE TERMS

Available on new internal repairing leases. External repairs and insurance covered by service charge. Short term licence agreements available on smaller suites.

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.

LEGAL COSTS

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

RATES

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

VAT

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

WEBSITE

Aerial photography and further information is available at bulleys.co.uk/regent-house

VIEWING

Strictly by the prior appointment with Bulleys at their Wolverhampton Office on 01902 713333.

Details ammended 05/10

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.
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- (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.