

The Property Professionals

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## TO LET

LANDMARK CITY CENTRE OFFICE BUILDING

**WATERLOO COURT  
31 WATERLOO ROAD  
WOLVERHAMPTON  
WV1 4DJ**

158 - 3,424 sq ft (15 - 318 sq m)

A variety of suite sizes from single rooms to larger open plan suites available to meet occupational requirements.

City Centre location within traditional office quarter.

Private secured on-site car parking.

Flexible competitive terms.

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



INDUSTRIAL AND COMMERCIAL PROPERTY SPECIALISTS

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## LOCATION

Waterloo Court is located in a very prominent corner position overlooking Wolverhampton ring road at its junction with Waterloo Road, being within one of the most established professional office quarters of the City Centre. The City is well served by public transport links and there is a variety of public multi storey, open surface and on street car parking facilities within the vicinity. The surrounding road network provides good access to Junction 2 of the M54 Motorway some 4 miles to the north and Junction 10 of the M6 Motorway some 7 miles to the east, serving the wider West Midlands Motorway system.

## DESCRIPTION

Waterloo Court comprises a multi storey office block approached via the main entrance and reception off Waterloo Road. There is also direct access off the private secured car parking at the rear and vehicular access via Clarence Road. A feature glazed entrance provides access to a manned ground floor reception. Two passenger lifts serving all floors and separate wc facilities (including disabled) are evenly distributed throughout the building. The office suites benefit from a gas fired central heating system and are available in a variety of suite sizes to meet occupational requirements.

## ACCOMMODATION

Net internal areas approximately:-

	sq ft	sq m
<b>Ground Floor</b>		
Offices from	158 - 1,294	15 - 120
<b>Second Floor</b>		
North Wing	1,447	134
<b>Third Floor</b>		
North Wing	1,447	134
South Wing	1,977	184
<b>Fifth Floor</b>	788	73

## CAR PARKING

Private secured on-site car parking is available. Contact agents for further details.

## RENTAL

Based on £10.00 per sq ft per annum exclusive, payable quarterly in advance.

## LEASE TERMS

Suites are available to let on a new effective full repairing and insuring lease basis for a term to be agreed.

## SERVICE CHARGE

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

## RATES

To be assessed depending on suite size required.

## VAT

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

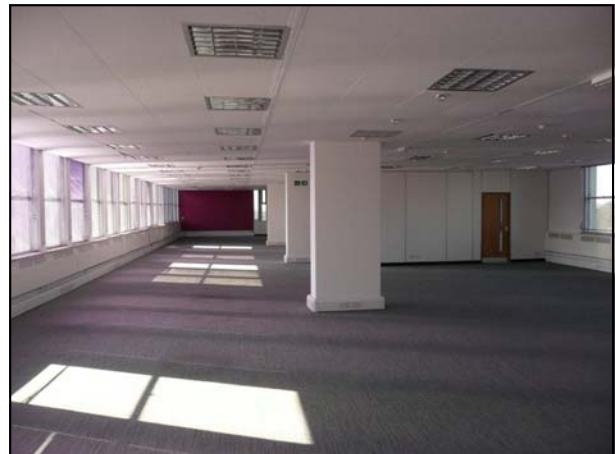
## WEBSITE

Aerial photography and further information is available at [bulleys.co.uk/waterloocourt](http://bulleys.co.uk/waterloocourt)

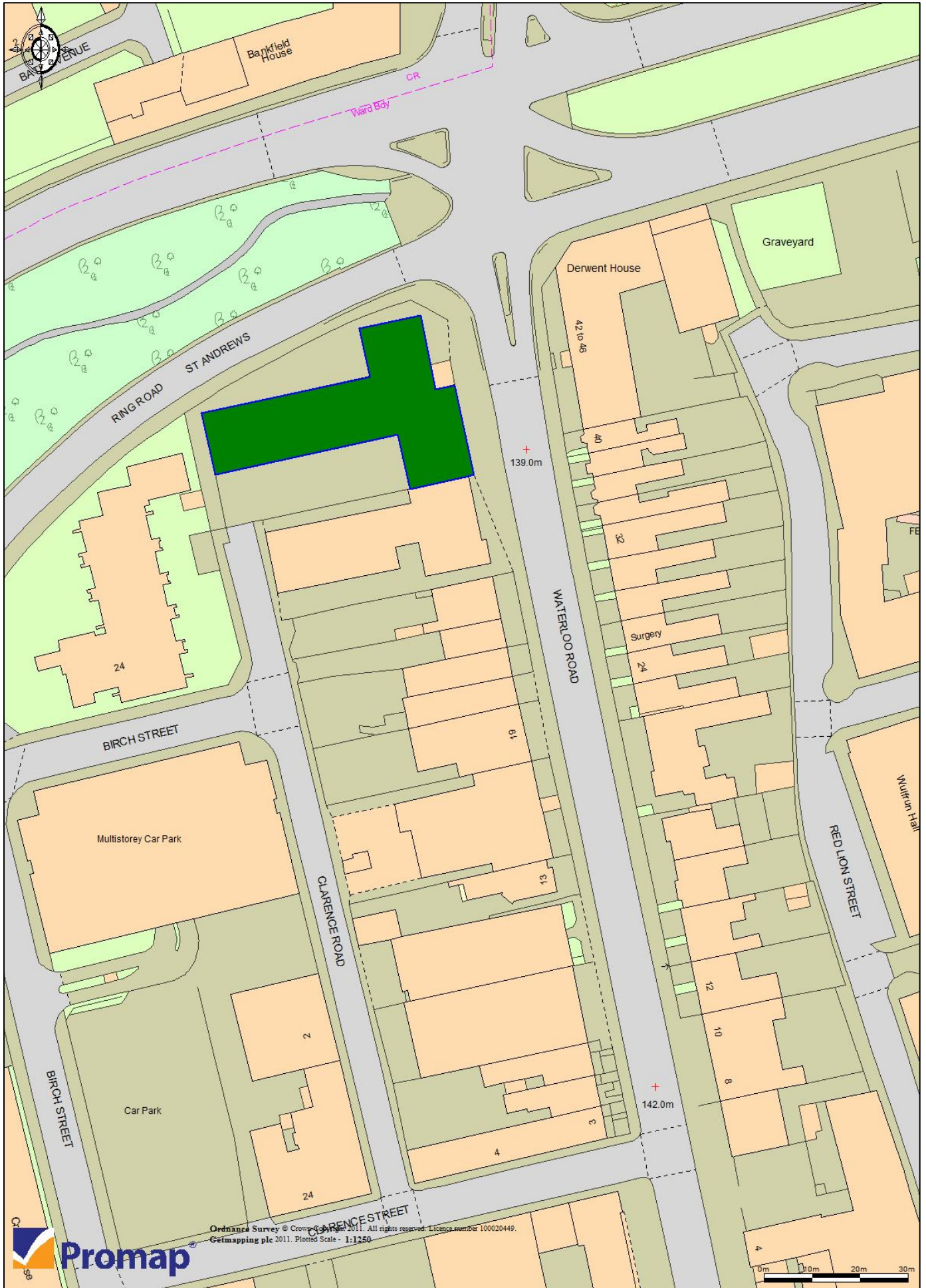
## VIEWING

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

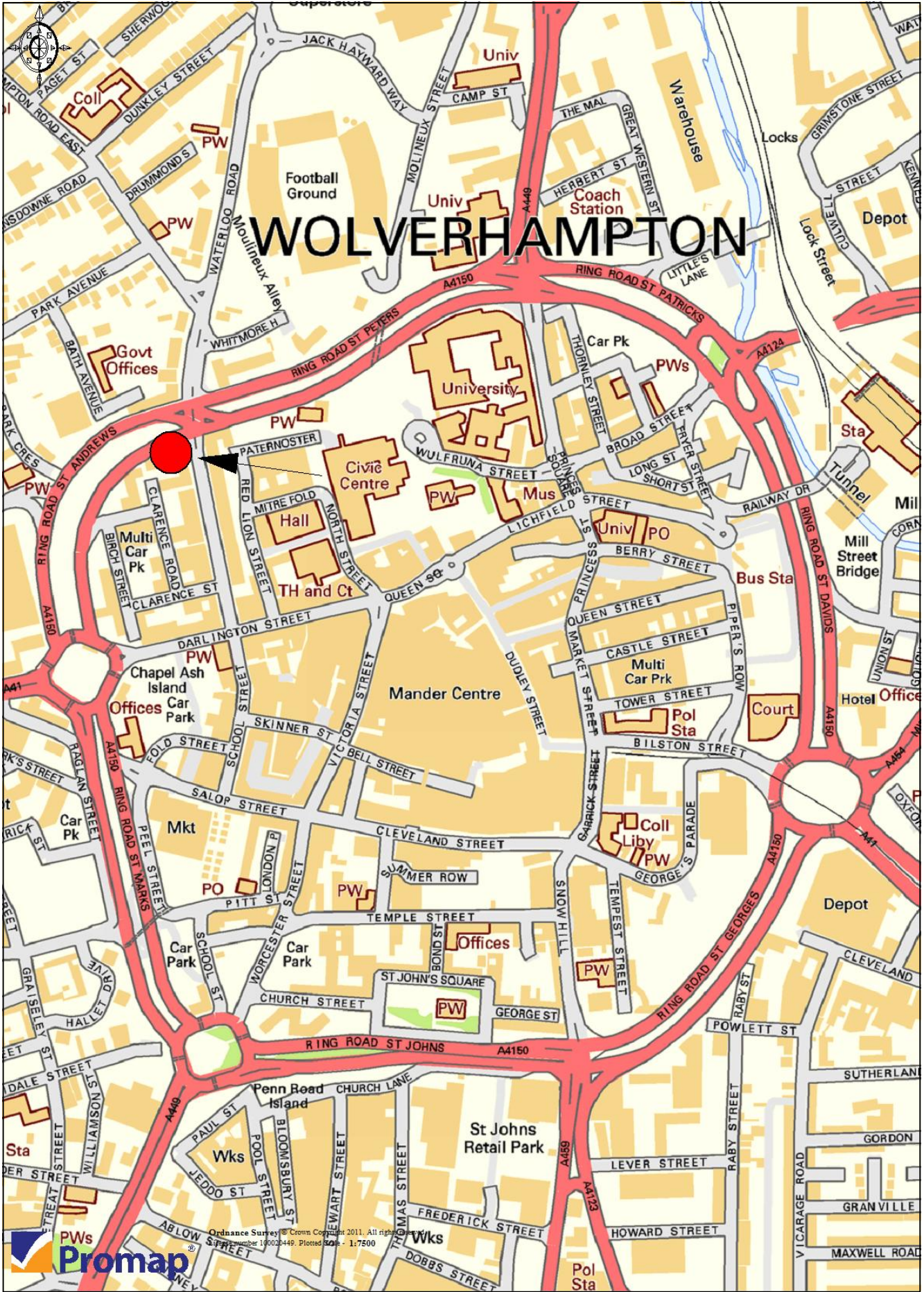
Details amended 03/12



**Example style of accommodation**



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.
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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.