

SUMMER 2019

# ST GEORGE'S HOUSE

WOLVERHAMPTON      WV2 1EZ



All in  
flexible option for  
smaller suites incl.  
broadband and  
furniture.  
**MOVE IN TODAY!**

superb offices in one of Wolverhampton's best buildings  
**TO LET c600 - 7,000 sq ft**



LOXTON DEVELOPMENTS

# WINNING TEAM



- GREAT LOCATION
- SECURE GATED SITE
- GRADE A SPACE
- FULLY REFURBISHED
- RAISED ACCESS FLOORING
- VRV AIR CONDITIONING
- GENEROUS ONSITE CAR PARKING



# WHY MOVE TO ST GEORGE'S HOUSE?



- your staff will love it! -

St George's House is a top quality, newly refurbished building which staff will really like – which means you can attract and retain quality staff at all levels. It is a smart modern building which will enhance your organisation's credibility and help build business.

Constructed in 1996 and completely refurbished, it offers superb value for money for a Grade A quality building – rent, service charge and excellent parking. We have already let 70% of the space to Ingeus and Provident Financial and so have only three suites remaining. The two small suites (600 sq ft each) can be let on an all inclusive flexible licence to include furniture and broadband.

Come and take a look!

MARK ROBERTS,  
MANAGING DIRECTOR, LOXTON DEVELOPMENTS  
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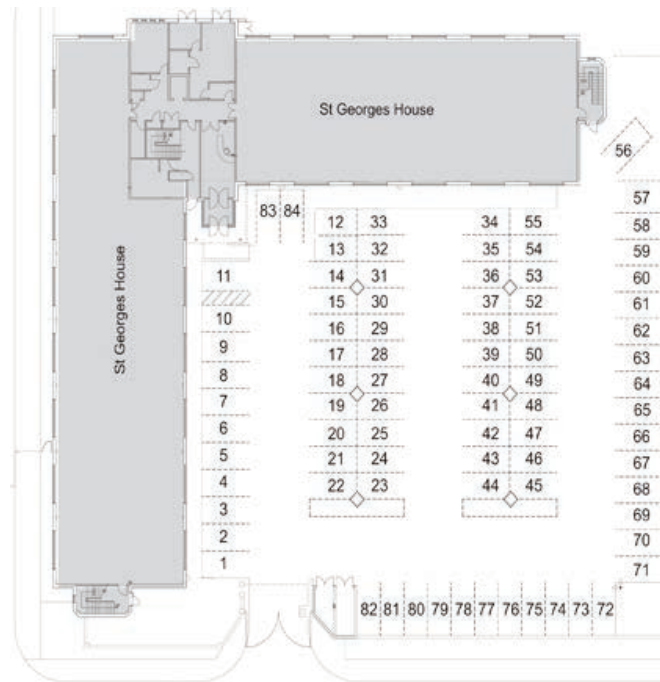


THE LOXTON HEAD OFFICE TEAM  
ALWAYS READY TO HELP • 01926 640606



# KEY FEATURES

- Fully refurbished Grade A specification open plan space
- Walking distance to city centre and all public transport
- Excellent parking – 84 onsite spaces, - 1 space per c280 sq ft



- Secure site – gated, CCTV, lighting, access control, alarm
- Fully accessible for disabled
- Windows all round – light and airy space, easy to subdivide
- Good floor to ceiling heights c2.7m
- New ceilings
- New high efficiency LED lighting with 10 year guarantee with occupancy sensors and daylight dimming
- New emergency lights
- New carpets
- Completely redecorated
- New energy efficient VRV air conditioning system heating and cooling - each fan coil unit separately controllable
- Air conditioning separately controlled for each suite

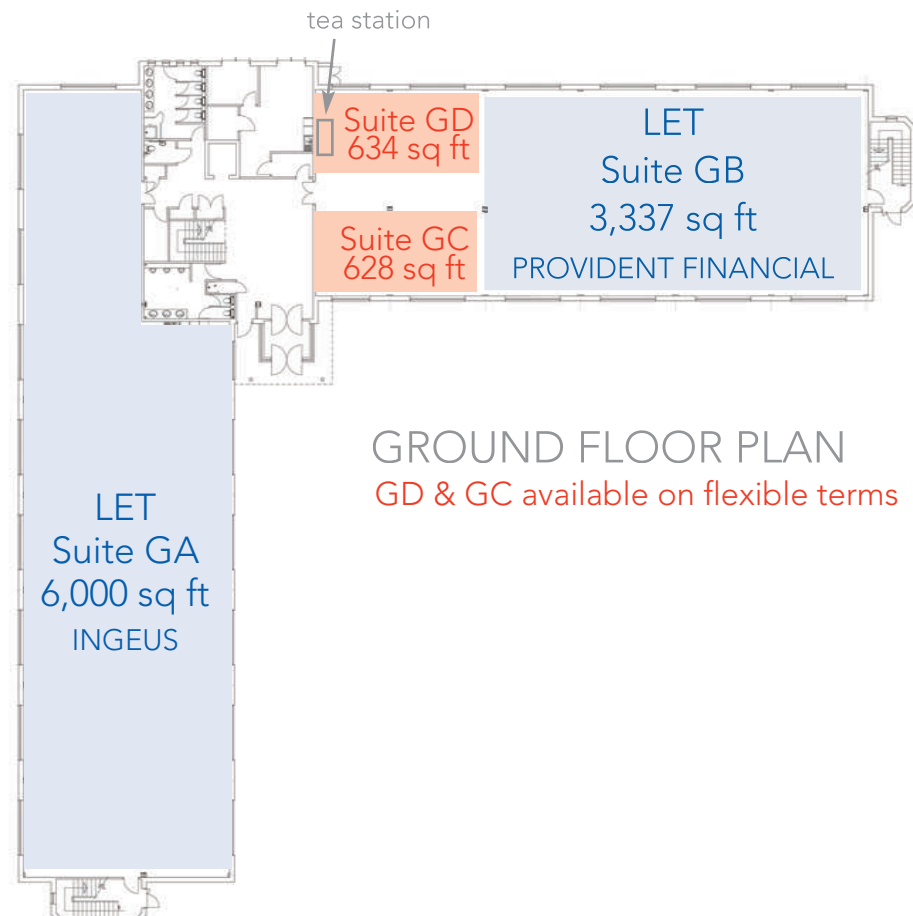
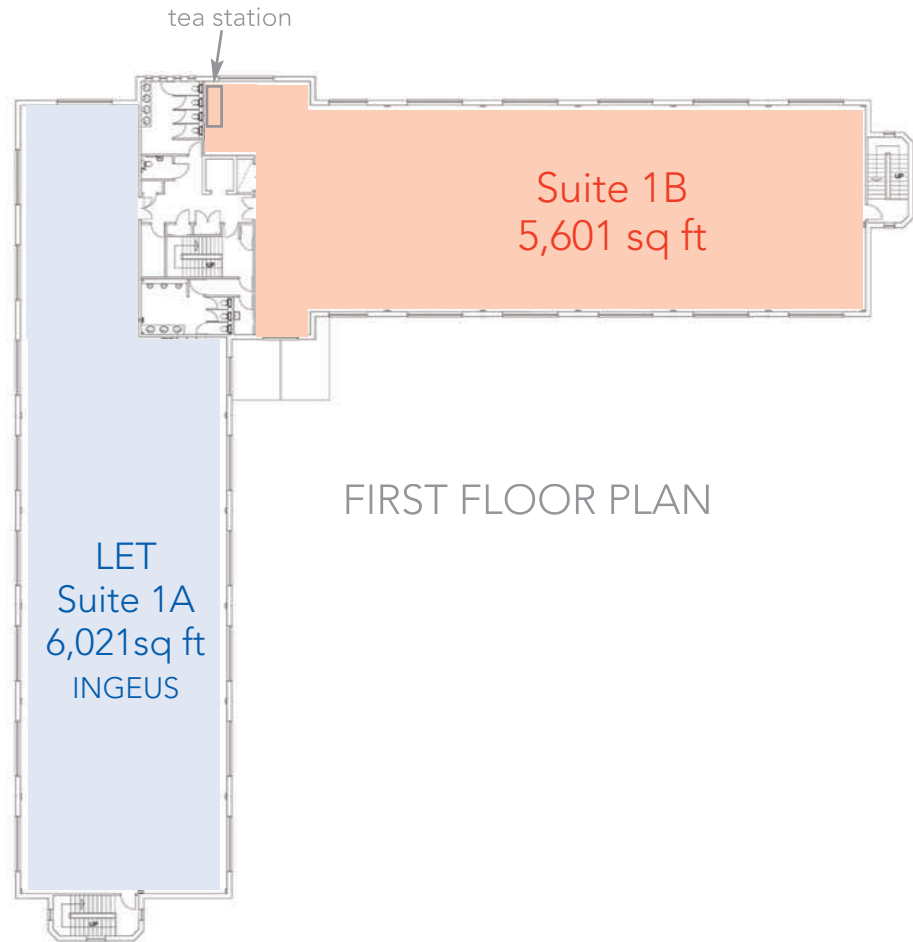
## KEY FEATURES CONTINUED

- New integrated fresh air system for each suite with energy efficient heat recovery
- Separate metering of power for each suite
  - you only pay for what you use
- Metal raised access floor – total flexibility
- New floor boxes, 1 to 10m<sup>2</sup>
  - each with 2 x double 13A outlets and data plate
- New underfloor electrical tracks and distribution boards
- New intruder alarm with separate zones for each suite
- New Paxton access control to barrier, main doors and suite doors
- New intercom to suites from barrier and entrance
- Refurbished reception, lift and common areas
- New fire alarm
- New high definition CCTV
  - 8 cameras externally, 2 internally with monitoring
- Double glazed windows
- All new toilets with waterless urinals
- 2 showers and 2 disabled WCs with alarms
- New access barrier with access control and intercom
- Car park marked out and all spaces numbered
- New LED external lighting with sensors and timer





# SPACE AVAILABLE 2019



# YOU ARE IN CONTROL

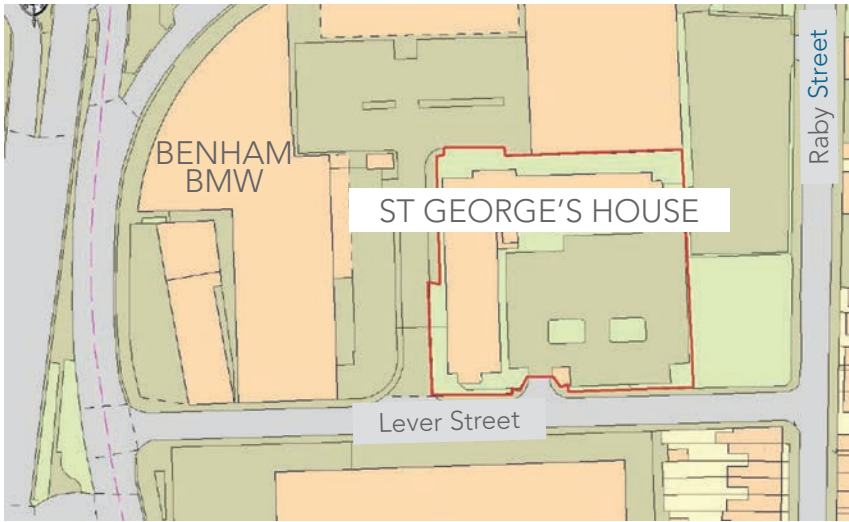
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## HIGH SPEC OFFICES

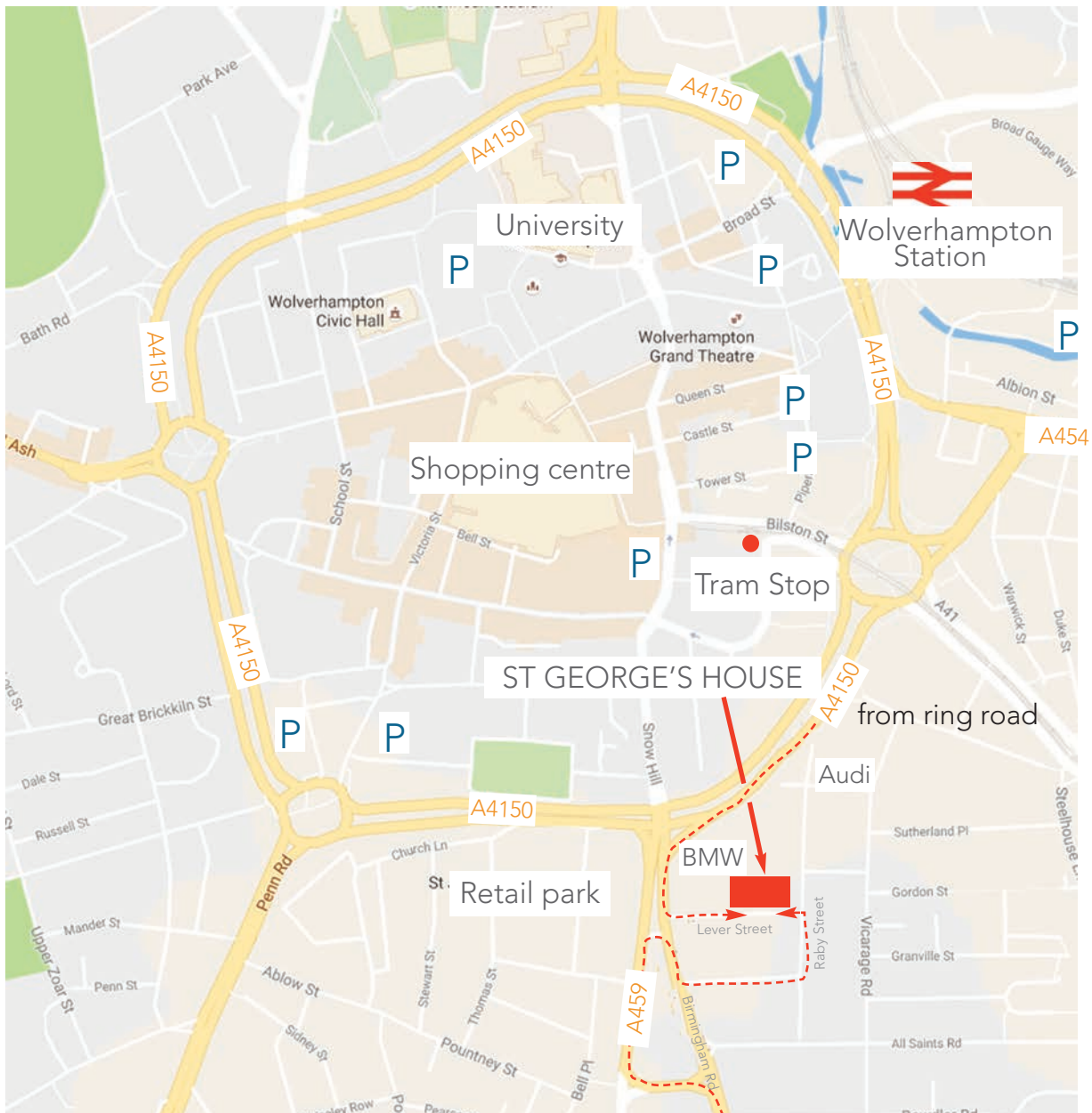
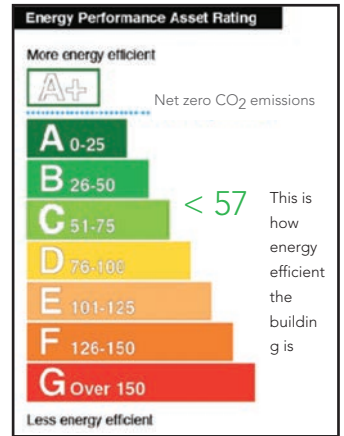


- SEPARATE AIR CONDITIONING SYSTEM FOR EACH SUITE  
– you control your environment
- SEPARATE METERING FOR EACH SUITE  
– you control costs and only pay for what you use
- SEPARATE PAXTON ACCESS CONTROL FOR EACH SUITE  
– you control who accesses your suite
- SEPARATE ALARM ZONE FOR EACH SUITE  
– you control your security
- SEPARATE KITCHEN AREA FOR EACH SUITE  
– you control your comfort!

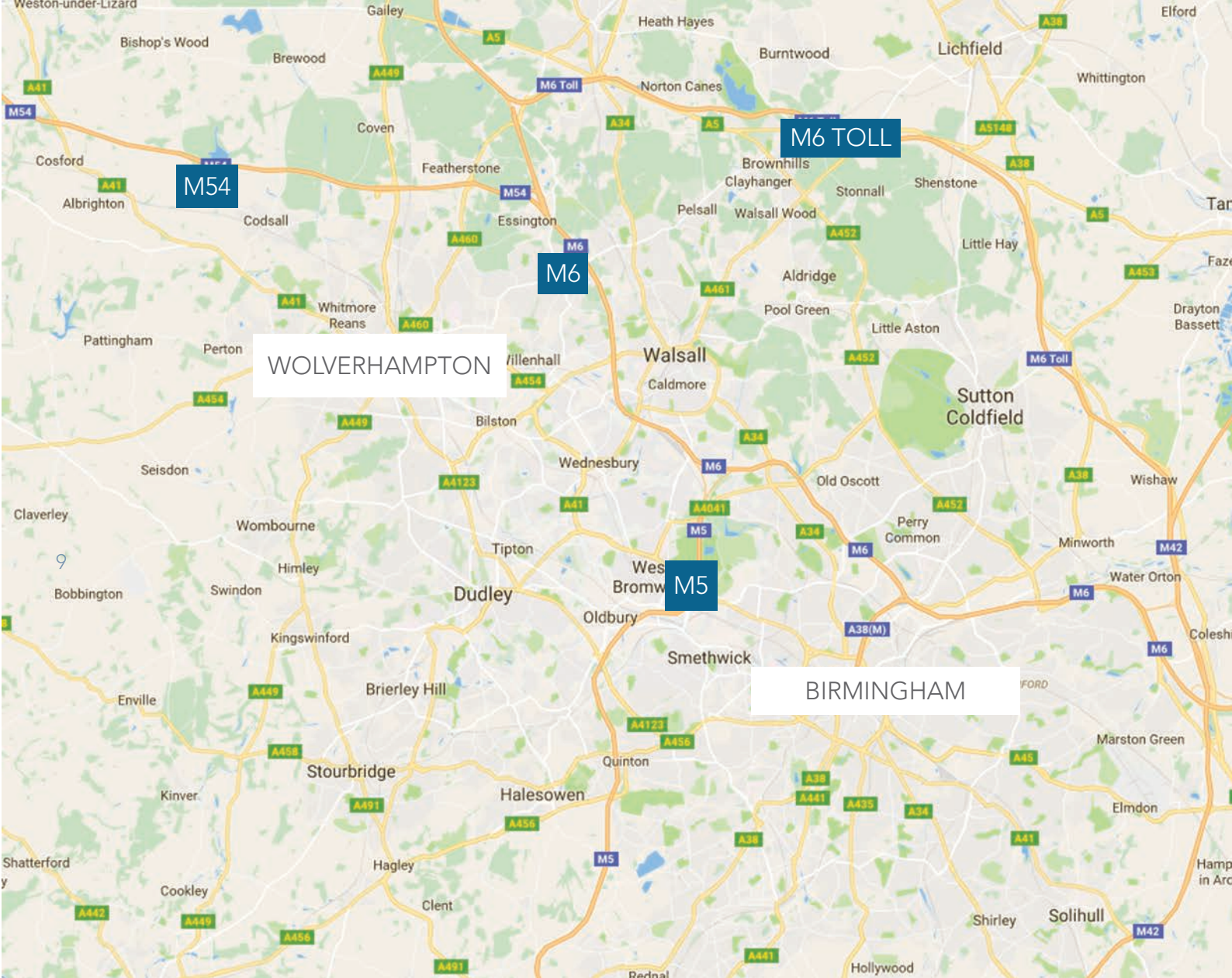
# BRILLIANT LOCATION IN CENTRAL WOLVERHAMPTON



## EPC







- Close to motorway network - M5, M6, M54
- c30 minutes drive from Birmingham Airport
- Ideal access point for West Midlands
- Good public transport - rail, bus, tram
- Numerous inexpensive car parks - from £1 per day
- Large pool of quality staff
- Short walk to Wolverhampton town centre





# OUR QUALITY TENANTS

YOU'LL BE IN GOOD COMPANY WITH OTHER LOXTON TENANTS

ABC Teachers	Datatech	NHS
Acorn Recruitment	Easy Fundraising	Note Machine
Alfa Lavell	EE	Open Range
Alstom	Exactech	Optima Health
Arcus Solutions	Fairway Training	Orange
Aspiration Training	Footprint	Post Office
Assistive Partnership	G-Doc	Quattro Pensions
Atos	Geospatial	Rachel Maclean MP
Baqus	Gloucester GP Consortium	Salus
Bickerton Brothers	Gloucestershire Counselling	Sigma Financial
Carbrey Group	H3G	Slimstock
Cavell Nurses Trust	Human Support Group	Southern Football League
CBRE	ICS Cool Energy	Stratstone
Citibank	ICE Creates	The Support Group
City Sightseeing	Infomill	Pluss
Cleansing Service Group	Learndirect	Pearson
CJM Software	Loop Scorpio	United Technologies
Colston Media	MPM Insurance	Victim Support
Conduent	Newcross Healthcare	Vodafone
Controlo Cargo	Network Rail	White Cross Dental
Cruise.co.uk		Xerox

## WHAT OUR TENANTS SAY

'Mark, I have enjoyed working with you immensely and as I have said on a number of occasions, you are probably the best landlord that one could wish for.'

Julian Capewell,  
Bruton Knowles

"Finally, I would like to thank you for all your support and being such a great landlord. I wish you the very best into the future. Very much appreciated."

"We have arrived and settling in fast. All has gone well and we thank you for your assistance in that.

I feel it appropriate to offer some feedback on our experience to date: all that was agreed / promised has been promptly provided by yourselves and Kathy has been exemplary and provided full support and assistance during our migration, a refreshing experience all round."



# LOXTON DEVELOPMENTS

## OFFICE BUILDINGS WITH A PERSONAL TOUCH

ALCESTER • COLESHILL • DERBY • GLOUCESTER • LICHFIELD • REDDITCH • SWINDON • WOLVERHAMPTON





# MODERN OFFICE SPACE

## St George's House, Lever Street, Wolverhampton WV2 1EZ

**LEASE** The suites are available on new leases on terms to be agreed.

**TERM** Negotiable.

**RENT** Negotiable depending on lease term and tenant covenant strength based on £15.00 per sq ft.

**FIXED SERVICE CHARGE OPTION** The service charge can be fixed (subject to annual RPI increases) so the tenant can budget accurately and has no risk associated with the building.

**INSURANCE** Tenants pay building insurance.

**BUSINESS RATES** Payable by the tenant. Each suite is separately rated.

**FITTING OUT** Depending on the lease we may be able to handle any partitioning or fitting out required, including installation of data cabling, broadband and furniture.

**LEGAL COSTS** Each party to be responsible for their own. Simple agreement available for short term arrangements needing immediate occupation.

**VAT** Payable on all figures quoted.

**VIEWING** By appointment with Loxton or the letting agents.

**SUBJECT TO CONTRACT**

**LOXTON**



**DEVELOPMENTS**



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NOTICE: The particulars are intended as a general guide only and do not constitute any part of an offer or contract. All descriptions, dimensions, references to conditions and necessary permissions for use and occupation, and any other details are given without responsibility. Intending tenants or purchasers should satisfy themselves as to the accuracy of all statements and representations before entering into any agreement. No employee of Loxton Developments or Bulleys or Avison Young or any other joint or other agent has any authority to make or give any representation or warranty in relation to the property.