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TO LET

DETACHED OFFICE PREMISES

**SPRING ROAD/LANESFIELD DRIVE
ETTINGSALL
WOLVERHAMPTON
WV4 6UA**

2,619 sq ft (243.31 sq m)

Self Contained Office building.

Onsite car parking.

A4123 Birmingham New Road approx 0.25 mile.

M5 (J2) and M6 (J10) both approx 6 miles distant.

bulleys.co.uk/springroad



INDUSTRIAL AND COMMERCIAL PROPERTY SPECIALISTS

Wolverhampton

Telford
01952 292233

01902 713333

View more at bulleys.co.uk

Oldbury
0121 544 2121

LOCATION

The self contained offices are prominently located fronting the main A4126 Spring Road junction with Lanesfield Drive. Spring Road provides access to the A4123 Birmingham New Road dual carriageway approx 0.25 mile distant providing access to the M5 (J2) approx. 6 miles and the M6 (J10) via the Black Country Route dual carriageway also approx. 6 miles. Wolverhampton City Centre is approx. 2.5 miles.

DESCRIPTION

The detached two storey offices have brickwork elevations beneath a pitched roof and powder coated double glazed windows and entrance doors. Electrically operated roller shutter security is provided to the main entrance with internal security bars as fitted to ground floor windows. Currently, the accommodation provides reception, a variety of partitioned private offices and separate wc facilities (including disabled) on the ground floor with open plan office, a single private office, server room, kitchen and two further wc's at first floor level. Suspended ceilings with integral lighting, carpeting and window blinds as fitted.

ACCOMMODATION

Gross internal areas approximately:-

| | sq ft | sq m |
|------------------|--------------|---------------|
| Detached offices | 2,619 | 243.31 (IPMS) |

OUTSIDE

There is on site car parking.

RENTAL

Upon application

LEASE TERMS

The premises is available by way of a new full repairing and insuring lease for a term to be agreed.

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 City Council on 01902 551155.

RATES

Interested parties should enquire to the Local Authority to confirm their specific liability on 01902 69600

VAT

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

EPC

An EPC has been carried out on this property. The property has been awarded a Grade C-60.

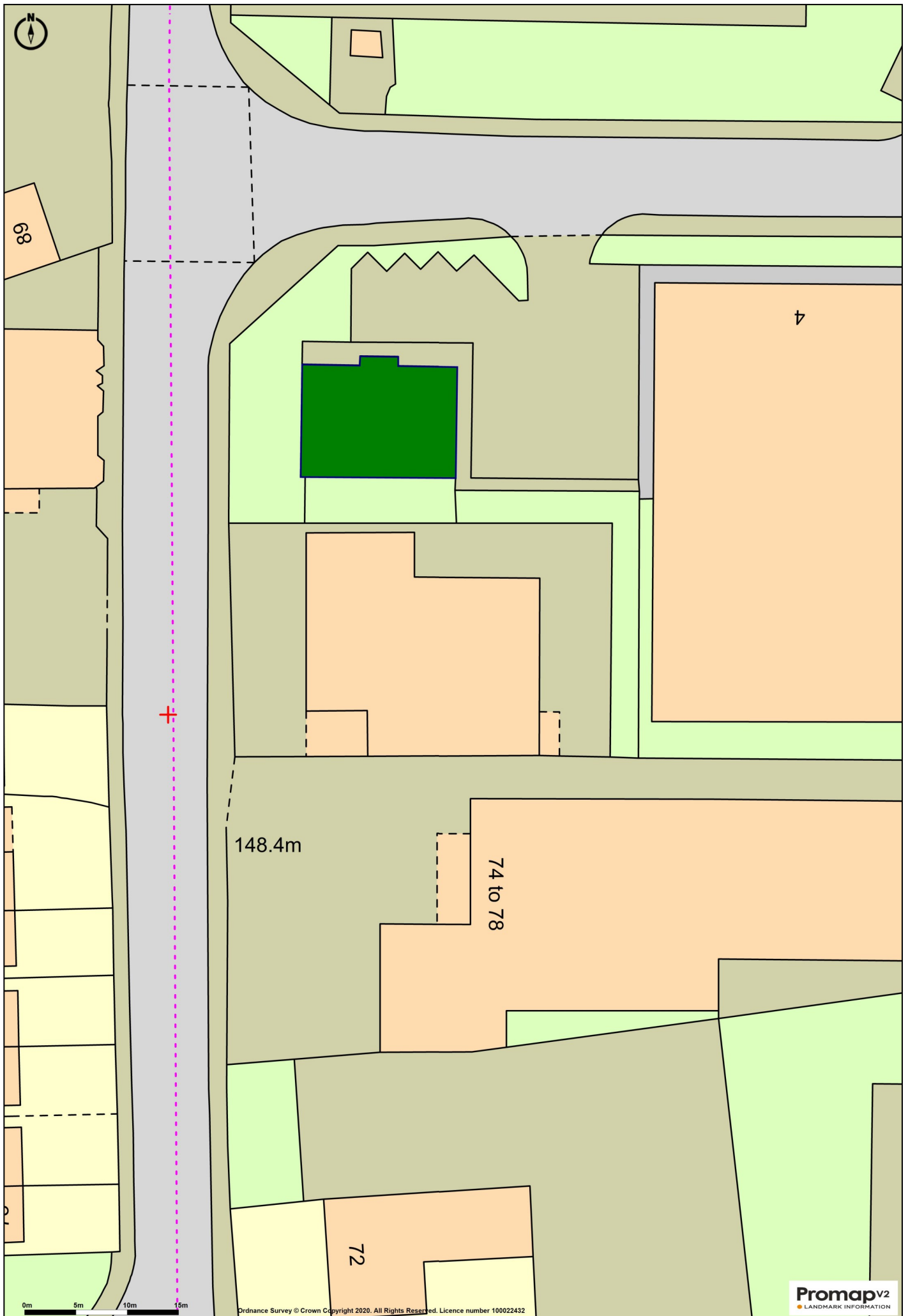
WEBSITE

Aerial photography and further information is available at bulleys.co.uk/springroad.

VIEWING

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

Details produced 08/20.



Site Plan- For Identification only- Not to scale. Accuracy cannot be guaranteed



IMPORTANT NOTICE

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