

TO LET

**FLEXIBLE OFFICE ACCOMMODATION IN PROMINENT FRINGE OF TOWN
CENTRE LOCATION**



**GROUND FLOOR
51 WATERLOO ROAD
WOLVERHAMPTON
WEST MIDLANDS
WV1 4QJ**

TSR

TOWLER SHAW ROBERTS

DESCRIPTION & SITUATION

Being situated on Waterloo Road, just off the main Wolverhampton Ring Road, the property has excellent links to the local road network, has great access to public transport (Wolverhampton train and bus stations are approximately 0.7 mile to the east), and the City Centre itself is within walking distance.

The 3-storey office building occupies a highly visible roadside position, with a variety of professional businesses in the locality, a high volume of residential dwellings in the local vicinity, along with ASDA, Molineux Football Stadium, and West Park all within 500 yards.

The ground floor office suites extend to approximately 1,288 sqft (119.7 sqm) and consist of cellular offices with WC and kitchen facilities, as well as car parking available to the rear of the property.

TENURE

The premises are available TO LET on a full repairing Lease basis, for a term of years to be agreed.

RENT

Rent on Application.

Contact agents for further details.

VAT

All costs/prices are exclusive of, but subject to, VAT if applicable.

BUSINESS RATES

Interested parties must satisfy themselves with the up-to-date rating assessment via the Valuation Office and in respect of actual Rates Liabilities and potential Reliefs available, with the Local Authority.



Scale: Not to Scale

for Reference Purposes Only

ENERGY PERFORMANCE RATING

Energy Performance Asset Rating: Upon request

SERVICES (Not checked or tested)

Mains water, electricity, gas and drainage services are understood to be connected/available.

Interested parties are advised to make their own enquiries with the relevant utility companies.



LEGAL COSTS

Each party will be responsible for their own legal costs.

LOCAL AUTHORITY

The property is located within Wolverhampton City Council.

ANTI-MONEY LAUNDERING (AML)

We require two forms of identification and confirmation of funding, together with source of funding, from parties purchasing or leasing property, in addition to the usual references and credit checks.

VIEWING

Strictly by appointment with the sole Letting Agents:

Towler Shaw Roberts
4 Tettenhall Road
Wolverhampton, WV1 4SA

Tel: 01902 421216

Email: Wolverhampton@tsrsurveyors.co.uk



Amended April 2026 (amended May 2026)

PLANNING

We understand that the property has an established office use within Class E of the Town & County Planning (Use Classes) Order 2020.

Interested parties are advised to make their own enquiries with regard to the planning position with the Local Planning Authority.

Important Notice

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