

**Wiggins Lockett  
Thompson**  
Chartered Surveyors

## OFFICES TO LET

**KENNICOTT HOUSE  
WELL LANE  
WEDNESFIELD  
WV11 1XR**

- Whole floor or individual offices from 300 sq ft available
- Net Internal Areas:
  - Second Floor total 3294 sq ft (306)
  - Plus Stores & Reception
- Flexible terms/licences available
- Onsite car parking
- EPC Rating – D (79)

### LOCATION

The property is located in a mixed use commercial area South of Wednesfield Town Centre off Well Lane. Nearby landmarks include the Bentley Bridge Retail Park, Sainsburys and New Cross Hospital.

### DESCRIPTION

The building is a substantial standalone office premises with parking at the rear. All suites/floors are accessible via a full height glass atrium and lift.

### RENT / AVAILABILITY

Schedule overleaf.

VAT and Business Rates are payable in addition (please contact Agent for further assistance).

### VIEWINGS

For further information or to arrange an inspection, please contact Anthony Wiggins on 01952 603303. • Subject to Contract • Full EPC available on request • Details created 06-19



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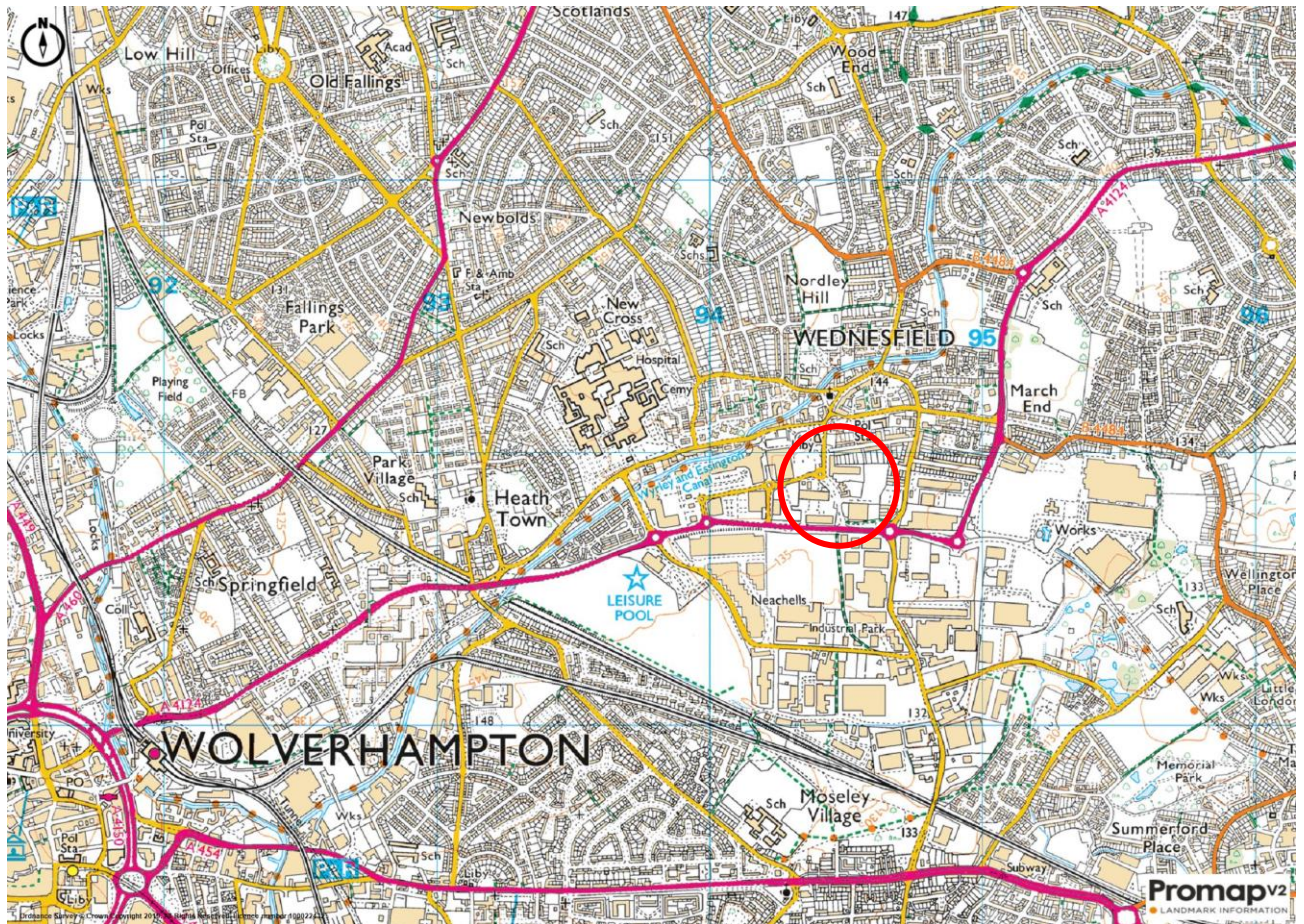
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**Current Availability – Inclusive rate (Subdivisions Available)**

Building	Status	EPC Rating	Size (sq.ft)	Size (sq.m)	Quoting Rent (pa)
Second Floor	TO LET	D (79)	3,294	306	£65,880

Individual offices available, price upon application.

**Important Notice**

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