

The Property Professionals

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## TO LET

UPON INSTRUCTIONS FROM HORTONS' ESTATE LTD

**CITY CENTRE OFFICE SUITES  
57 VICTORIA STREET  
WOLVERHAMPTON  
WV1 3NX**

**460 – 11,384 sq ft (43 - 1,058 sq m)**

Variety of suite sizes which will divide to meet occupational requirements.

Lift serving all floors.

Competitive rental on flexible terms.

Adjacent car parking available.

[bulleys.co.uk/victoria-street](http://bulleys.co.uk/victoria-street)



INDUSTRIAL AND COMMERCIAL PROPERTY SPECIALISTS

Telford  
01952 292233

Wolverhampton  
**01902 713333**  
View more at [bulleys.co.uk](http://bulleys.co.uk)

Oldbury  
0121 544 2121

## LOCATION

The premises are situated fronting Victoria Street, close to its junction with Skinner Street, in Wolverhampton City Centre, opposite the Mander Centre, Wolverhampton's principle undercover shopping centre. Car parking facilities are located close by.

## DESCRIPTION

The four-storey office building comprises a variety of retail units at ground floor level with offices above. Separate wc facilities are situated on first and second floors. Tea making facilities are also available on these floors. A passenger lift provides access to all floors in addition to the main staircase. The offices are centrally heated and carpeted. The second floor suite is largely open plan capable of sub-division if required. The third floor self contained suite comprises three individual rooms.

## ACCOMMODATION

Net internal areas approximately:

	sq ft	sq m
<b>First Floor</b>		
Rooms 1 & 2	460	43
Rooms 3-8	1,632	152
Room 10	1,466	136
<b>Second Floor</b>		
Rooms 11-30 & 37	5,244	487
Rooms 31-36	1,880	175
<b>Third Floor</b>		
Rooms 38-40	702	65

## SERVICES

We are advised that mains water, drainage, electricity and gas are connected or available. However, interested parties are advised to check the position with their advisors/contractors.

## RENTAL

Highly competitive terms. Contact agents for details.

## LEASE TERMS

Available by way of a new effective full repairing and insuring lease for a term to be agreed. Alternatively an annual tenancy agreement or short term licence may be considered.

## SERVICE CHARGE

The tenant will be responsible for the payment of a variable service charge levied by the landlord to cover the cost of management and servicing of the common parts. The services include heating of the offices.

## PLANNING

Interested parties are advised to make their own enquiries with Wolverhampton Council on 01902 696000.

## RATES

Interested parties should enquire to the Local Authority to confirm their specific liability on 01902 555802.

## 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/victoria-street](http://bulleys.co.uk/victoria-street)

## VIEWING

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

Details amended 07/12

### 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.
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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.