

OFFICES TO LET

OFFICE ACCOMMODATION WITH PARKING ADJACENT TO 'MANDER HOUSE' A LANDMARK BUILDING IN WOLVERHAMPTON CITY CENTRE.

**VICTORIA HOUSE, MANDER CENTRE,
WOLVERHAMPTON WV1 3PS**



- Incentive Package Available
- Unique City Centre Location
- Potential to Split
- Car Parking
- Approx. 1008m² (10,850) NIA
- Self Contained Ground Floor and First Floor Office Accommodation
- Available With Vacant Possession

LOCATION

The premises are located in Wolverhampton City Centre above the Mander Centre shopping centre and are accessed from the roof top car park adjacent to Mander House, a large multi storey office block.

DESCRIPTION

The building is thought to be of concrete frame construction with stone cladding and single glazed aluminium framed windows under a flat roof which has recently been replaced. We understand the property was constructed in the early 1970's.

ACCOMMODATION

Ground Floor	-	341 m ² (3,672 ft ²)
First Floor	-	667 m ² (7,182 ft ²)
Total	-	1,008 m² (10,850 ft²)*

*The figures provided allow for the lettable office space and do not include the reception, stairwells, corridors and toilet facilities.

The building is self-contained with the office accommodation arranged over two floors.

Internally the property is a combination of open plan and cellular office accommodation with suspended ceilings incorporating lighting grids, central heating and limited under floor cabling and perimeter surface mounted wiring. The main access is off the roof top car park however there is lift and stair access into the Mander Centre Shopping Centre.

The building is centrally heated. The heating system is controlled by the Landlord.

An internal inspection is strongly recommended.

SERVICES

We understand that mains electricity, gas, water and drainage are available to the property. Prospective tenants should make their own enquiries to check the suitability and adequacy of the supplies for their own purposes.

RENTAL

POA.

SERVICE CHARGE

A service charge is levied on the building. Figures can be obtained upon application.

RATING

The Valuation Office web page records the respective rateable values as follows:-

Ground Floor	£41,750
First Floor	£37,250

TENURE

The premises are offered on a new Fully Repairing and Insuring lease for a term to be agreed.

USER

The premises benefit from a B1 Business use but may be suitable for alternative uses subject to planning permission.

VAT

The Landlord is VAT registered therefore VAT will be payable on the rent and service charge.

LEGAL COSTS

Each party will be responsible for their own legal costs.

VIEWINGS

Strictly by prior appointment with First City Limited on 01902 710999 quoting reference TL/3878 or joint agents Michael Tromans & Co 01902 425646.

First City Limited, 19 Waterloo Road, Wolverhampton, West Midlands, WV1 4DY

tel: **01902 710999**

fax: **01902 422856**

www.firstcity.co.uk

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Registered in England
no. 1764529



Regulated by RICS

Certificate No. FS 34830

Energy Performance Certificate

Non-Domestic Building



Victoria House
Mander Centre
WOLVERHAMPTON
WV1 3PS

Certificate Reference Number:
9943-3044-0627-0400-3491

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website www.communities.gov.uk/epbd.

Energy Performance Asset Rating

More energy efficient

A+

.....Net zero CO₂ emissions

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

◀ 130

This is how energy efficient the building is.

Technical Information

Main heating fuel:	Natural Gas
Building environment:	Heating and Natural Ventilation
Total useful floor area (m ²):	1184
Building complexity (NOS level):	3
Building emission rate (kgCO ₂ /m ²):	83.95

Benchmarks

Buildings similar to this one could have rating as follows:

29

If newly built

76

If typical of the existing stock

Green Deal Information

The Green Deal will be available from later this year. To find out more about how the Green Deal can make your property cheaper to run, please call 0300 123 1234.