

ST GEORGE'S HOUSE

Lever Street, Wolverhampton, WV2 1EZ



superb offices in one of Wolverhampton's best buildings
TO LET c600 - 7,000 sq ft



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ST GEORGE'S HOUSE

a personal view



MARK ROBERTS
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your staff will love it!

St George's House is a top quality, newly refurbished building which staff will really like – which means you can attract and retain quality staff at all levels. It is a smart modern building which will enhance your organisation's credibility and help build business.

Constructed in 1996 and completely refurbished in 2017, it offers superb value for money – rent, service charge and excellent parking. We have already let 70% of the space to Ingeus and Provident Financial and so have only three suites remaining.

Come and take a look!



COMPELLING REASONS to choose ST GEORGE'S HOUSE

- GREAT LOCATION
- SECURE GATED SITE
- GRADE A SPACE
- FULLY REFURBISHED
- RAISED ACCESS FLOORING
- VRV AIR CONDITIONING
- GENEROUS ONSITE CAR PARKING



ST GEORGE'S HOUSE

KEY FEATURES

- Fully refurbished Grade A specification open plan space
- Walking distance to city centre and all public transport
- Excellent parking – 84 onsite spaces, - 1 space per c280 sq ft



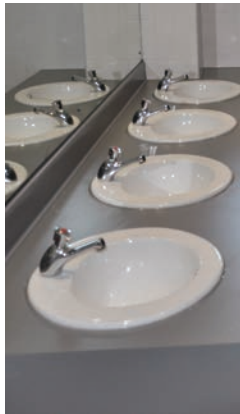
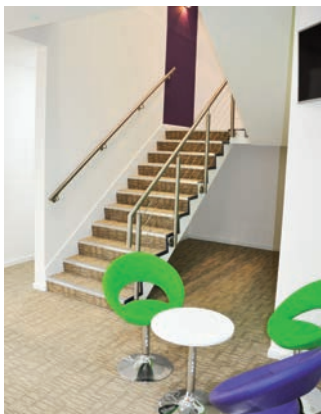
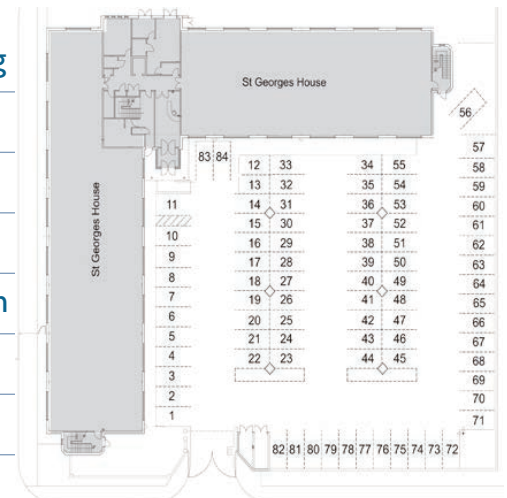
- Secure site – gated, CCTV, lighting, access control, alarm
- Fully accessible for disabled
- Windows all round – light and airy space, easy to subdivide
- Good floor to ceiling heights c2.7m
- New ceilings
- New high efficiency LED lighting with 10 year guarantee with occupancy sensors and daylight dimming



- New emergency lights
- New carpets
- Completely redecorated
- New energy efficient VRV air conditioning system heating and cooling - each fan coil unit separately controllable
- Air conditioning separately controlled for each suite

KEY FEATURES CONTINUED

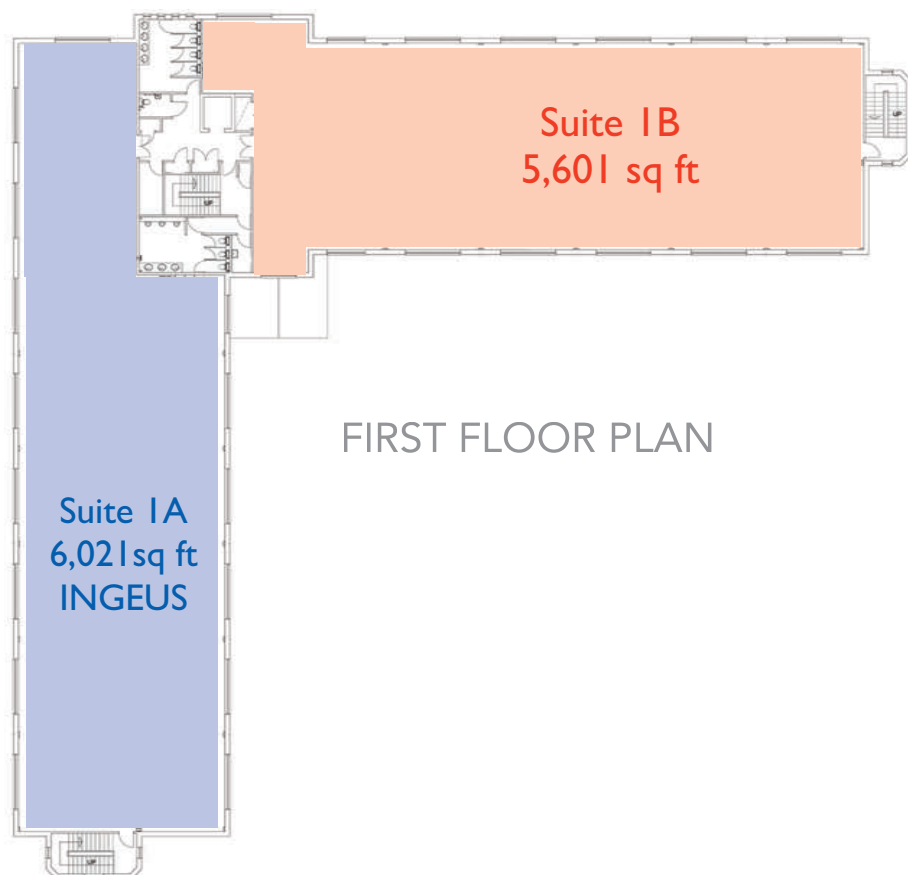
- New integrated fresh air system for each suite with energy efficient heat recovery
- Separate metering of power for each suite
– you only pay for what you use
- Metal raised access floor – total flexibility
- New floor boxes, 1 to 10m2
each with 2 x double 13A outlets and data plate
- New underfloor electrical tracks and distribution boards
- New intruder alarm with separate zones for each suite
- New Paxton access control to barrier, main doors and suite doors
- New intercom to suites from barrier and entrance
- Refurbished reception, lift and common areas
- New fire alarm
- New high definition CCTV
– 8 cameras externally, 2 internally with monitoring
- Double glazed windows
- All new toilets with waterless urinals
- 2 showers and 2 disabled WCs with alarms
- New access barrier with access control and intercom
- Car park marked out and all spaces numbered
- New LED external lighting with sensors and timer



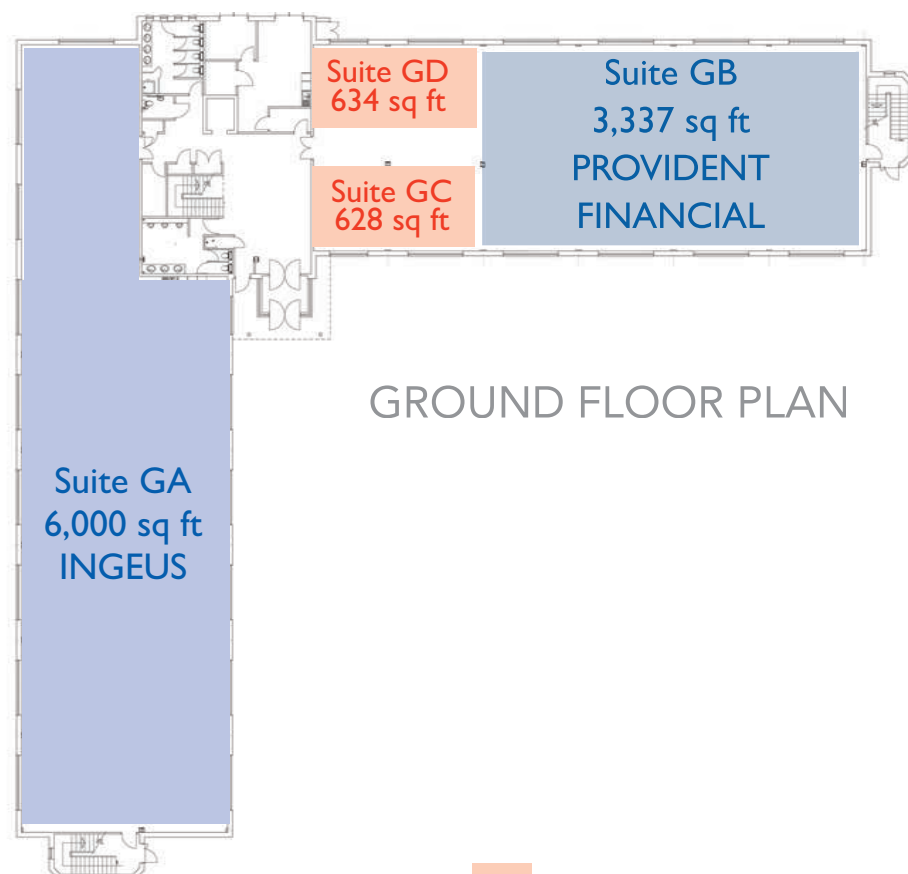
‘Mark, I have enjoyed working with you immensely and as I have said on a number of occasions, you are probably the best landlord that one could wish for.’

Julian Capewell, Bruton Knowles

SUITES AVAILABLE NOW



FIRST FLOOR PLAN



GROUND FLOOR PLAN

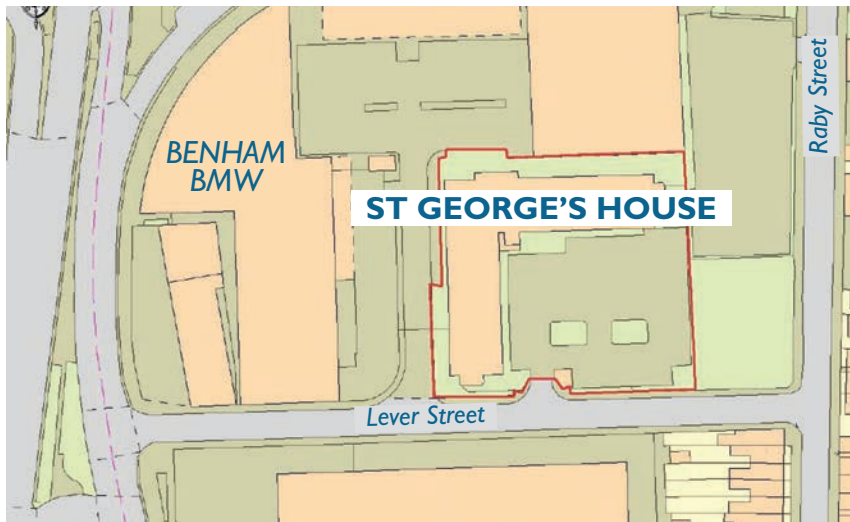
 SPACE AVAILABLE

YOU ARE IN CONTROL

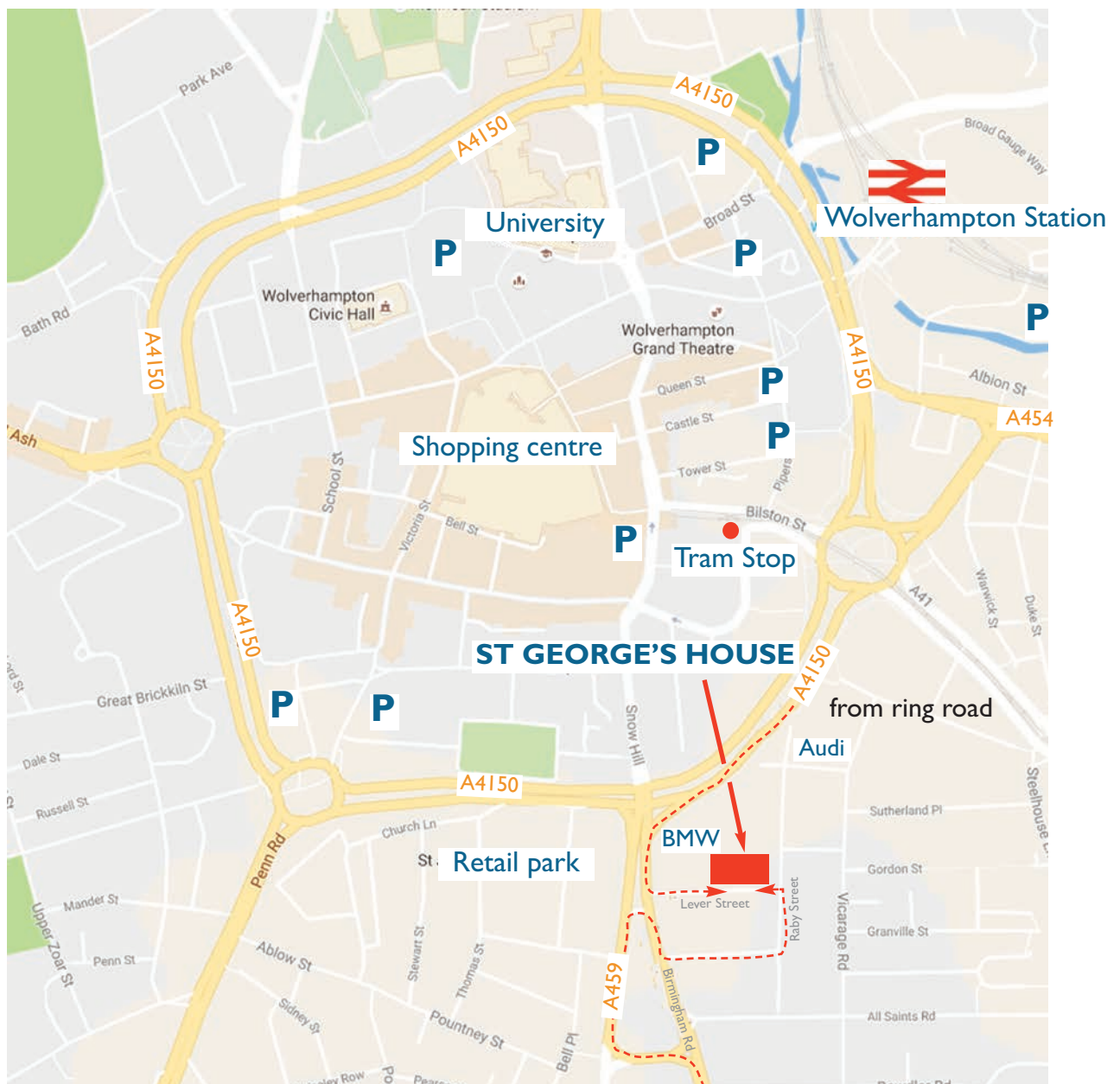
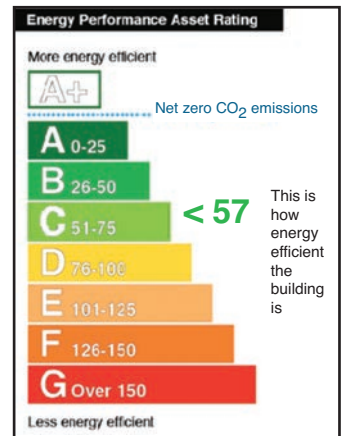
- SEPARATE AIR CONDITIONING SYSTEM FOR EACH SUITE
– you control your environment
- SEPARATE METERING FOR EACH SUITE
– you control costs and only pay for what you use
- SEPARATE PAXTON ACCESS CONTROL FOR EACH SUITE
– you control who accesses your suite
- SEPARATE ALARM ZONE FOR EACH SUITE
– you control your security
- SEPARATE KITCHEN AREA FOR EACH SUITE
– you control your comfort!



ST GEORGE'S HOUSE BRILLIANT LOCATION

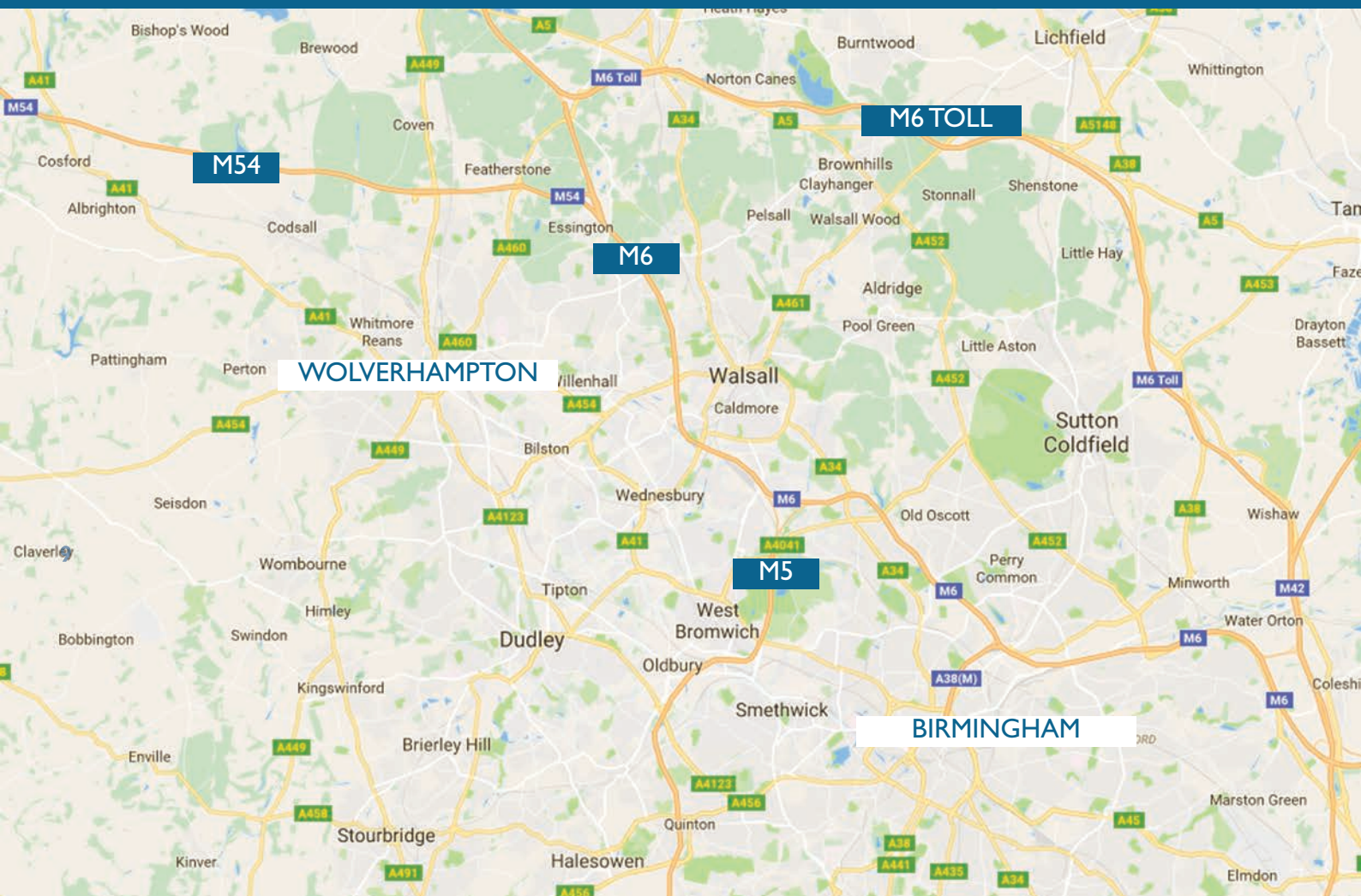


EPC



from South

IN CENTRAL WOLVERHAMPTON



- Close to motorway network
- M5, M6, M54
- c30 minutes drive from Birmingham Airport
- Ideal access point for West Midlands
- Good public transport - rail, bus, tram
- Numerous inexpensive car parks
- from £1 per day
- Large pool of quality staff
- Short walk to Wolverhampton town centre



LOXTON TENANTS



... you'll be in good company!

ABC Teachers	Fairway Training	Orange
Acorn Recruitment	Footprint	Pendragon
Alstom	G-Doc	Precia Molen
Arcus Solutions	Gloucester GP Consortium	Pluss
Atos	Gloucestershire Counselling	Pearson
Balfour Beatty	H3G	Provident Financial
Baqus	Human Support Group	Quattro Pensions
Bickerton Brothers	ICS Cool Energy	Salus
Care UK	Infomill	Sigma Financial
Cavell Nurses Trust	Ingeus	Slimstock
CBRE	Learndirect	Southern Football League
Citibank	Lichfield Diocese	Stratstone
Cleansing Service Group	Loop Scorpio	TME
CJM Software	MPM Insurance	The Support Group
Colston Media	Newcross Healthcare	Ultra Electronics
Controlo Cargo	Network Rail	United Technologies
Cruise.co.uk	NHS	Victim Support
Datatech	Note Machine	Vodafone
Easy Fundraising	Open Range	White Cross Dental
EE	Optima Health	Xerox
Emmanuel Christian Church		
Exactech		

Email from a new Loxton tenant:

‘We have arrived and settling in fast. All has gone well and we thank you for your assistance in that. I feel it appropriate to offer some feedback on our experience to date: all that was agreed / promised has been promptly provided by yourselves and Kathy has been exemplary and provided full support and assistance during our migration, a refreshing experience all round.’

LOXTON DEVELOPMENTS

OFFICE BUILDINGS WITH A *PERSONAL* TOUCH



MISREPRESENTATION ACT Buileys Conditions under which Particulars are issued Buileys and any additional joint agents and for Vendors or lessors of this property whose agents they are give notice that: (1) the particulars are set out as a general outline only for the guidance of intending purchasers or lessors and do not constitute, nor constitute part of, and offer or contract. (2) all descriptions, conditions, or 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 facts but satisfy themselves by inspection or otherwise as to the correctness of them. (3) no person in the employment of Buileys or any other joint agents has any authority to give any representation or warranty whatever in relation to this property. All rentals and prices quoted are exclusive of VAT.