

ST GEORGE'S HOUSE

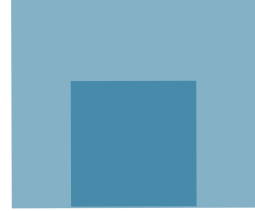
WOLVERHAMPTON WV2 1EZ



superb offices in one of Wolverhampton's best buildings
up to 1,616 sq ft TO LET



LOXTON DEVELOPMENTS



WHY MOVE TO ST GEORGE'S HOUSE?

- your staff will love it! -



MARK ROBERTS
MANAGING DIRECTOR
07740 771621



JOHN ROBERTS
DIRECTOR
07785 273348

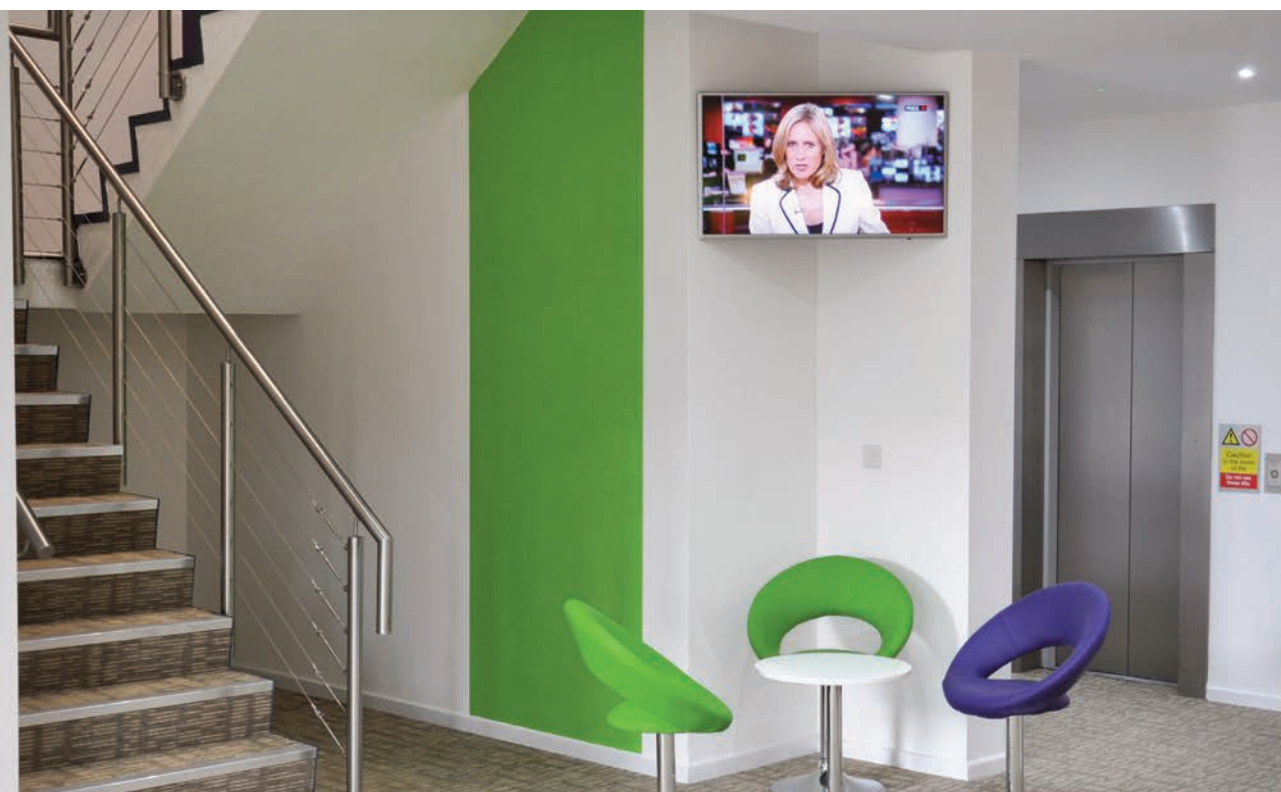
IF you are looking for a highly sustainable and prestigious modern building with great road network access, parking, and brilliant public transport links then St Georges House could be for you!

° St George's House is a top quality, 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, it offers superb value for money for a Grade A quality building – rent, service charge and excellent parking.

Come and take a look!

Mark Roberts, Managing Director



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

FLEXIBLE, LIGHT & AIRY SPACE 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!

SPECIFICATION

SUSTAINABILITY

- fully refurbished Grade A specification open plan space
- high efficiency LED lighting with occupancy sensors
- energy efficient VRV air conditioning system heating and cooling - each fan coil unit separately controllable
- integrated fresh air system for each suite with energy efficient heat recovery
- double glazed windows
- toilets with waterless urinals
- LED external lighting with sensors and timer

LOCATION

- walking distance to city centre and all public transport
- close to shopping centres

SAFETY

- new emergency lights
- fire alarm

WELLBEING

- fully accessible for disabled
- 2 showers and 2 disabled WCs with alarms

SECURITY

- secure site – gated, CCTV, lighting, access control, alarm
- intruder alarm with separate zones for each suite
- Paxton 10 access control to barrier, main doors and suite doors - latest Paxton system
- intercom to suites from barrier and entrance
- high definition CCTV
– 11 cameras externally, 2 internally with monitoring
- access barrier with access control and intercom

PARKING

- excellent parking – 84 onsite spaces, - 1 space per approximately 280 sq ft
- car park marked out and all spaces numbered
- inexpensive parking available nearby

SPACE

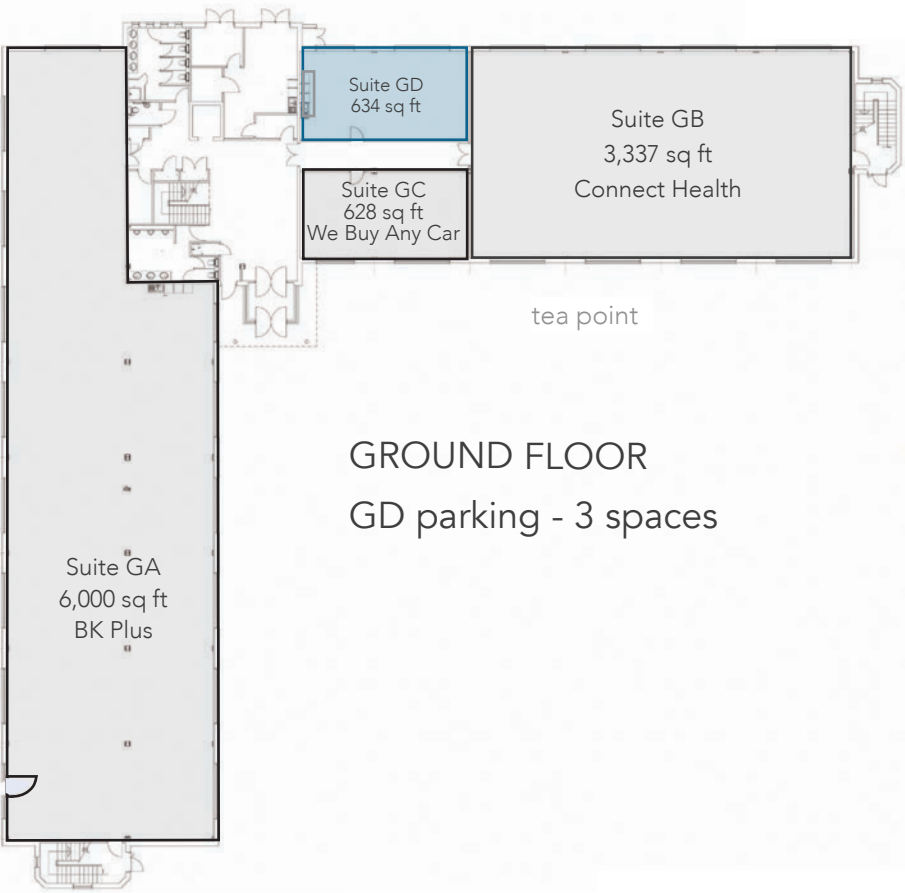
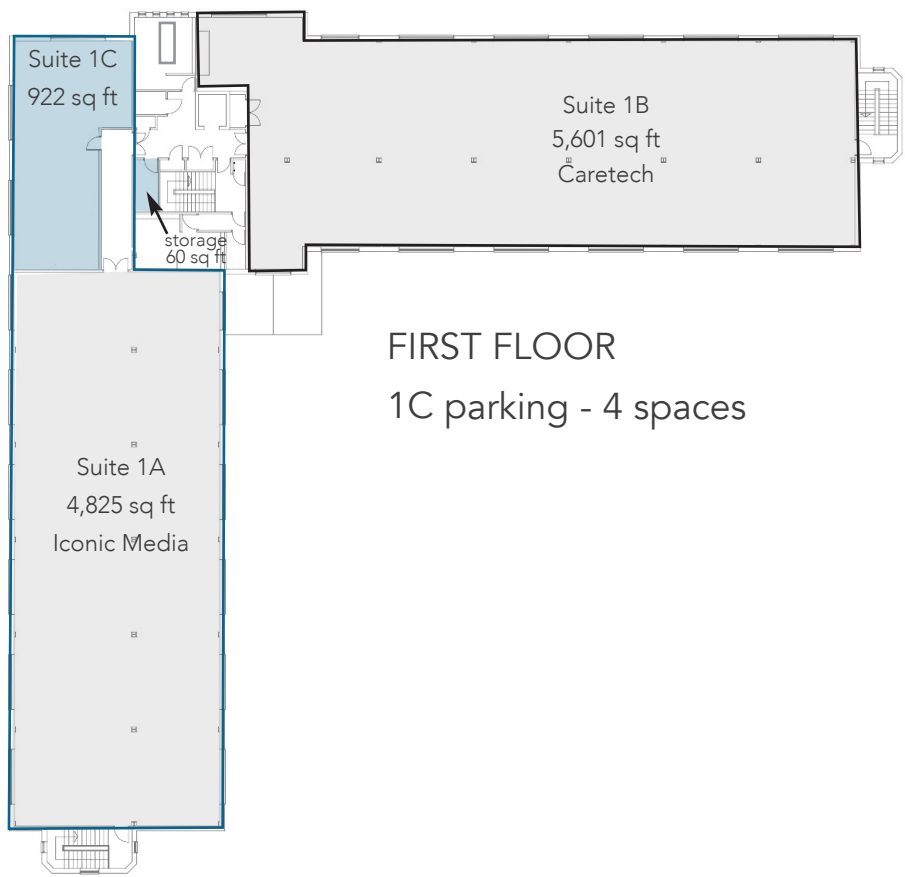
- windows all round – light and airy space, easy to subdivide
- good floor to ceiling heights c2.7m
- new carpets
- redecorated
- air conditioning separately controlled for each suite
- separate metering of power for each suite
– you only pay for what you use
- metal raised access floor – total flexibility
- floor boxes, 1 to 10m2 each with 2 x double 13A outlets and data plate
- data cabling
- underfloor electrical tracks and distribution boards
- refurbished reception, lift and common areas

FACILITIES

- refurbished reception and common areas
- new suite doors
- compliant disabled access and facilities
- 8 person lift
- generous toilet provision in spacious washrooms
- 2 disabled WCs
- 2 showers - 1 male, 1 female



FLEXIBLE, LIGHT & AIRY
OPEN PLAN SPACE



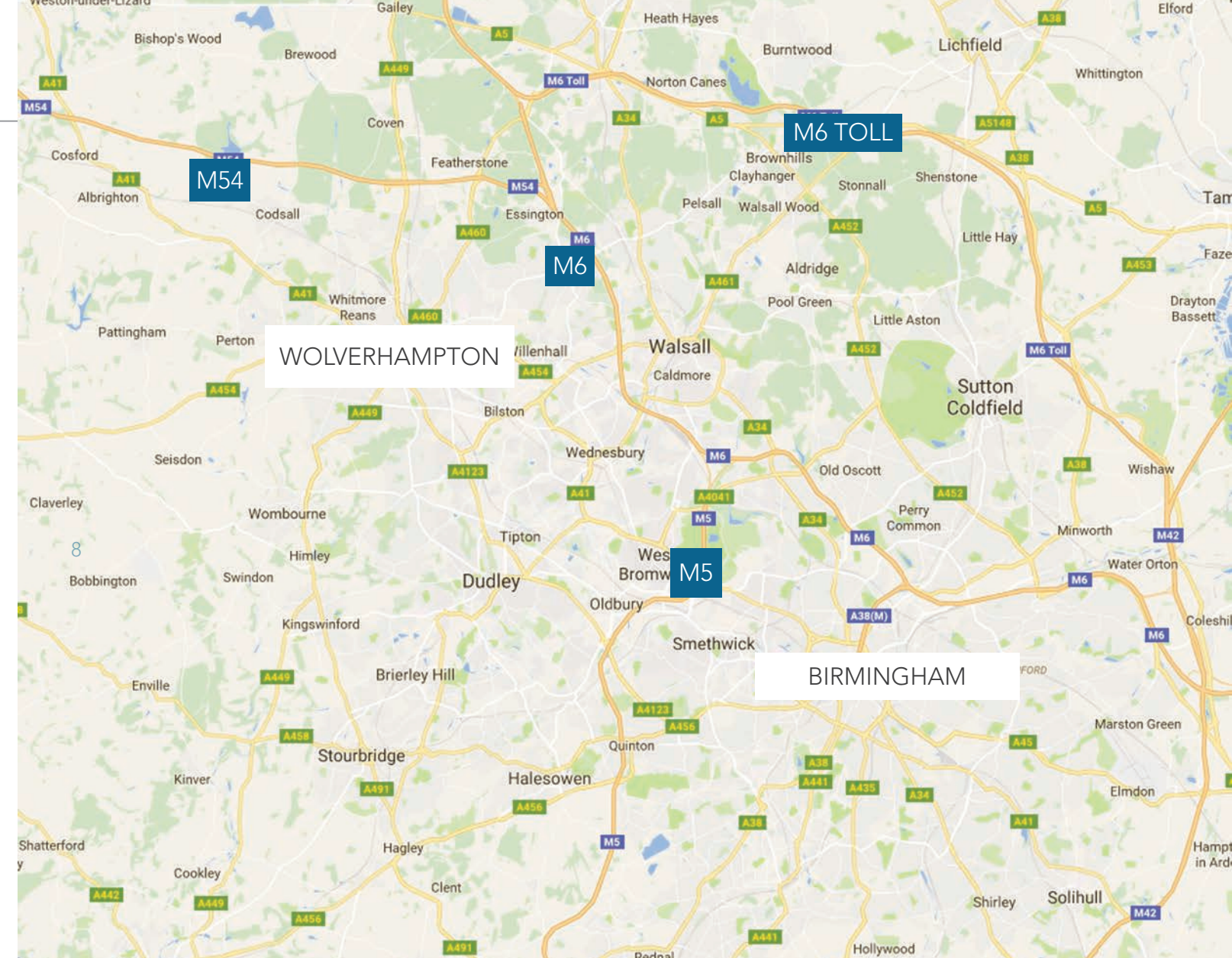
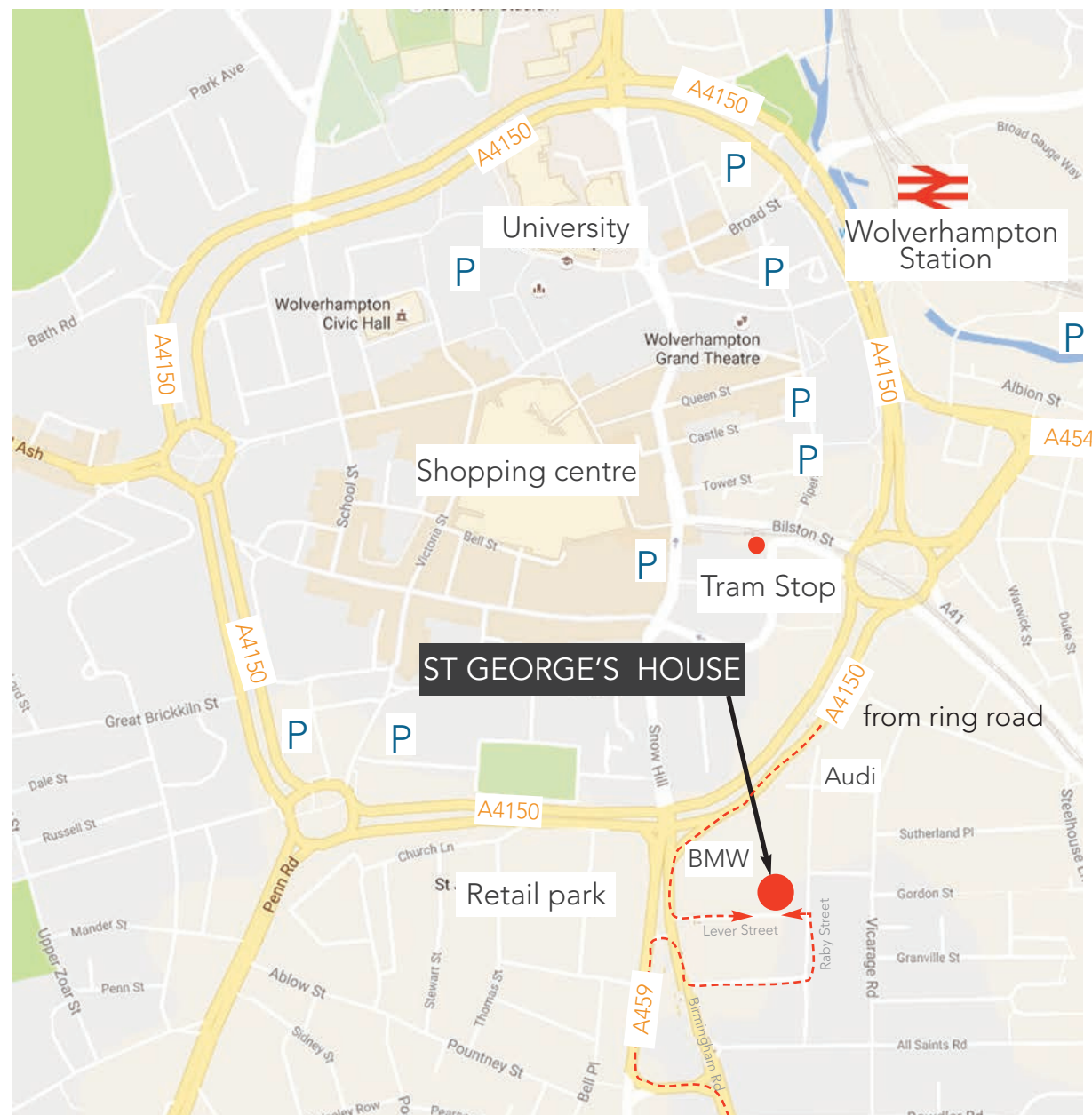
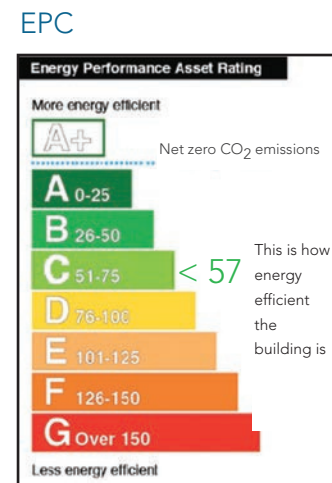
SPACE AVAILABLE

SUITE	sq ft
1C	922
storage	60
GD	634
TOTAL	1,616

areas are approx
Net Internal Area



BRILLIANT LOCATION 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 cf1.50 per day
- Large pool of quality staff
- Short walk to Wolverhampton town centre and station



IN GOOD COMPANY WITH LOXTON TENANTS

OUR QUALITY TENANTS

- | | | |
|-----------------------------|---------------------------|---------------------------|
| ABL Health | Coventry Building Society | Pearson |
| Acute Business Advisory | Cruise.co.uk | Post Office |
| Active Body Centre | Direct Source Healthcare | Power On Connections |
| Agiito | EE | Priory Group |
| Alfa Lavell | Eleven Views | Relating Dots |
| Arcus Solutions | Advita Ortho UK | Renew Counselling |
| Ardes Resourcing | Fairway Training | Rossano Ferretti |
| ASC Connections | Geospatial Insight | Riaz Law |
| Aspiration Training | Greenslade Taylor Hunt | RPS |
| Atos | Goodrich Technologies | Salus |
| BHM Energy | H3G | Savino Del Bene |
| Bickerton Brothers | Hi-Light Café | Seetec Pluss |
| BK Plus | Inspired Care Services | Slimstock |
| Broadstone Pensions | JBA Associates | SpaMedica |
| Carbrey Group | Julian House | SRD Technology |
| Caretech Community Services | Loop Scorpio | Stadium Structures |
| Cavell Nurses Trust | Meritor (Cummins) | Stephens Scown Solicitors |
| City Sightseeing | Mott Macdonald | Teens in Crisis |
| Cleansing Service Group | National Gas | TME |
| Coactivation | Newcross Healthcare | Victim Support |
| Coats Recruitment | Network Rail | VeloxServ |
| Colston Media | NHS Let's Talk | Vodafone |
| Connect Health | NHS Property Services | White Cross Dental |
| Contingency Network | Nimbus | We Buy Any Car |
| | Orange | Wowcher |

WHAT OUR TENANTS SAY

“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.”

- “Finally, I would like to thank you for all your support and being such a great landlord. I wish you the very best into the future. Very much appreciated.”
- “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.”
- “Both John and yourself have been a pleasure to deal with. You’ll be my first call if any additional office space is needed in the future.”

OFFICE BUILDINGS WITH A PERSONAL TOUCH

OUR QUALITY BUILDINGS

BRISTOL • COLESHILL • COVENTRY • DERBY • GLOUCESTER • REDDITCH • SWINDON • TAUNTON • WOLVERHAMPTON





St George's House, Lever Street, Wolverhampton WV2 1EZ

LEASE	The suites are available on new leases on terms to be agreed.	BUSINESS RATES	Payable by the tenant. Each suite is separately rated.
TERM	Negotiable.	FITTING OUT	Depending on the lease we may be able to handle any partitioning or fitting out required, including installation of data cabling, broadband and furniture.
RENT	Negotiable depending on lease term and tenant covenant strength.	LEGAL COSTS	Each party to be responsible for their own.
FIXED SERVICE CHARGE OPTION	The service charge is fixed (subject to annual RPI increases) so the tenant can budget accurately and has no risk associated with the building.	VAT	Payable on all figures quoted.
INSURANCE	Tenants pay building insurance.	VIEWING	By appointment with Loxton or the letting agents.
		SUBJECT TO CONTRACT	

**AVISON
YOUNG**

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