



4 Waterloo Road, Wolverhampton, WV1 4BL

TO LET / FOR SALE

OFFICES

Purchase Price
£300,000

Rent
£30,000

City Centre Offices

Self Contained

Parking

Location

The property is located on Waterloo Road, close to its junction with Darlington Street in the city centre. A number of estate agents, solicitors and accountants can be found on Waterloo Road and there is a diverse variety of retailers on Darlington Street to include House of Fraser.

Description

The three storey office premises has for a number of years been the offices of 'services for schools' and comprises a ground floor, open plan sales area / office and separate rear office. Stairs off a side hallway lead to the 1st and 2nd floor, which comprise a number of good sized offices, W.C. facilities and kitchenette. The offices benefit from airconditioning and central heating to part and 4 car parking spaces on the adjoining car park.

Accommodation

Areas measured on a net internal basis

Ground Floor 840 ft2 78 m2

First Floor 1,008 ft2 93 m2

Second Floor 1,155 ft2 107 m2

Total 3,003 ft2 278 m2

Rent

£30,000 PAX

Purchase Price

£300,000

Lease

A new lease on a full repairing and insuring basis for a term to be agreed.

VAT

VAT will be charged where appropriate.

Business Rates

Ground and Part First Floor

Rateable Value £8,500

Part First and Second Floor

Rateable Value £9,400

EPC

To be assessed

Viewing

Strictly by arrangement with the agents:

Michael Tromans & Co

01902 425 646

Subject to Contract

10/10/25

Additional Images

