

THE COMMERCIAL PROPERTY SPECIALISTS

TO LET

OFFICES

**922.54 ft²
(92.21 m²)**

📍 **CPM HOUSE, HEATH MILL ROAD, WOMBOURNE, WOLVERHAMPTON,
STAFFORDSHIRE, WV5 8AP**



6 Car Parking Spaces.

Office in Established Industrial
Location.

Immediate occupation available.

VIEW MORE AT BULLEYS.CO.UK

LOCATION

The premises are located just off Heath Mill Road. Wolverhampton City Centre is within 5 miles and the Motorway Network is accessible via Junction 2 of the M54 at Featherstone, Wolverhampton.

DESCRIPTION

The property provides a ground level office building of brick construction beneath a pitched tile roof with double glazed windows. The offices have been divided across two floors and benefit from suspended ceilings, a mixture of Cat 2 lighting and LED lighting, carpeted flooring and painted walls. Entrance to the office comes via an intercom door entry system with further amenities including a kitchen area WC facilities and additional stores.

ACCOMMODATION

Net internal areas approximately:-

	sq ft	sq m
GF Offices	992.54	92.21

OUTSIDE

Externally, the office benefits from a minimum of 6 car parking spaces.

SERVICES

We understand that mains water and electricity are connected or available. Interested parties are advised to check the position with their advisors/contractors.

We confirm that we have not tested any of the service installation and any occupiers must satisfy themselves independently as to the state and condition of such items.

TERMS

The property is available by way of a new full repairing and insuring lease on a term to be agreed.

RENTAL

£11,000 per annum.

PLANNING

Interested parties are advised to make their own enquiries with Wolverhampton Council on 01902 551155.

RATES

We are advised by Valuation Office Agency website that the current assessment is as follows:

Rateable Value: £5,100.00
Rates Payable: £2,544.90 (April 2023/2024)

The above rates payable figure does not take into account Small Business Rates Relief and/or Transitional Relief/Surcharges which may be applicable. Interested parties should enquire to the Local Authority to confirm their specific liability on 01902 555802.

EPC

An EPC has been commissioned and will be available shortly.

WEBSITE

Aerial photography and further information is available at: www.bulleys.co.uk/cpmhouse

VIEWING

Strictly by prior appointment with the sole agent Bulleys at their Oldbury office on 0121 544 2121.

Details prepared 12/22

