

OFFICE PREMISES FOR SALE - INVESTMENT OPPORTUNITY

TENANTED INVESTMENT PROPERTY

**6 Nightingale Place, Pendeford Business Park,
Wolverhampton WV9 5HF**

1,310 sq ft (121.70 sq m)

[///most.rounds.edit](http://most.rounds.edit)



This building provides two floors of offices with a Net Internal Area of 1,310 sq. ft (121.70 sq. m).

The property [Title No: WM895707] is located on the well-established Pendeford Business Park which is approximately 4.5 miles north of Wolverhampton City Centre and 1.7 miles from Junction 2 of the M54.

The property is available by way of assignment of the remaining long leasehold interest (998 Years from the 1st January 1995).

Key information:

Tenant: Liberty Support Services Ltd, (Company No 07842105 – Experian Rating 51/100)

Term: Protected 5 year fully repairing and insuring lease dated 22nd December 2020. There is a Tenant break on the 22nd December 2023, 4 months advance notice with £3,000.00 penalty.

Rent is £14,500.00 pa.

Utilities, Insurance, Maintenance, and Business Rates are payable in addition by the occupier.

Five allocated Parking Spaces.

EPC rated D-78.

VAT is applicable.

Offers are invited in excess of £195,000.00 (7.4 % ARY)

For further information or to arrange an inspection, please contact Anthony Wiggins on 01952 603303 or Erin Beards on 07534 687232.

Details created 07/23 **VIEWING STRICTLY BY APPOINTMENT ONLY**

WIGGINS LOCKETT THOMPSON LTD

73 High Street, Madeley

Telford, Shropshire TF7 5AH

Tel: 01952 603303/01902 229550

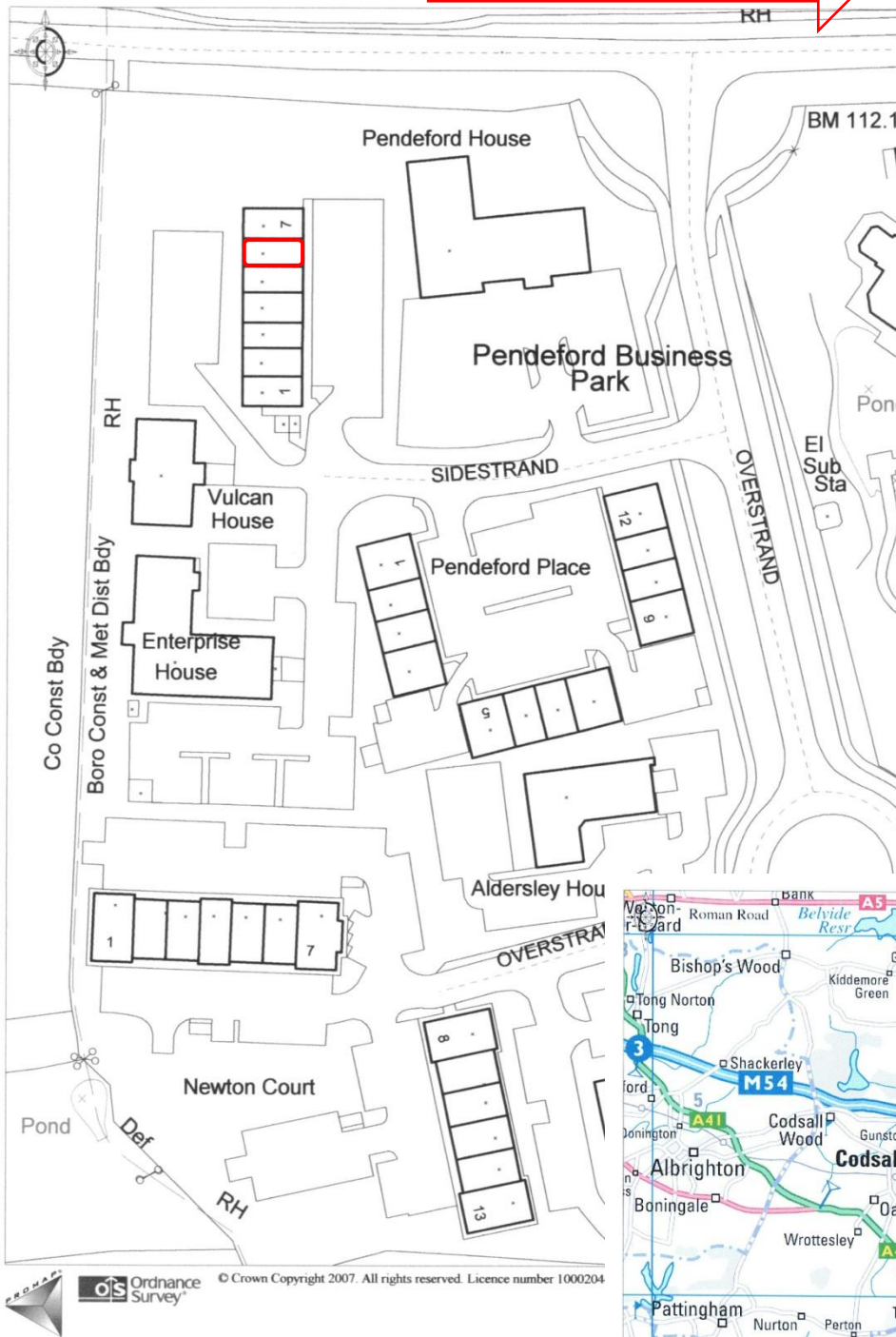
enquiries@wltcommercial.co.uk

wltcommercial.co.uk

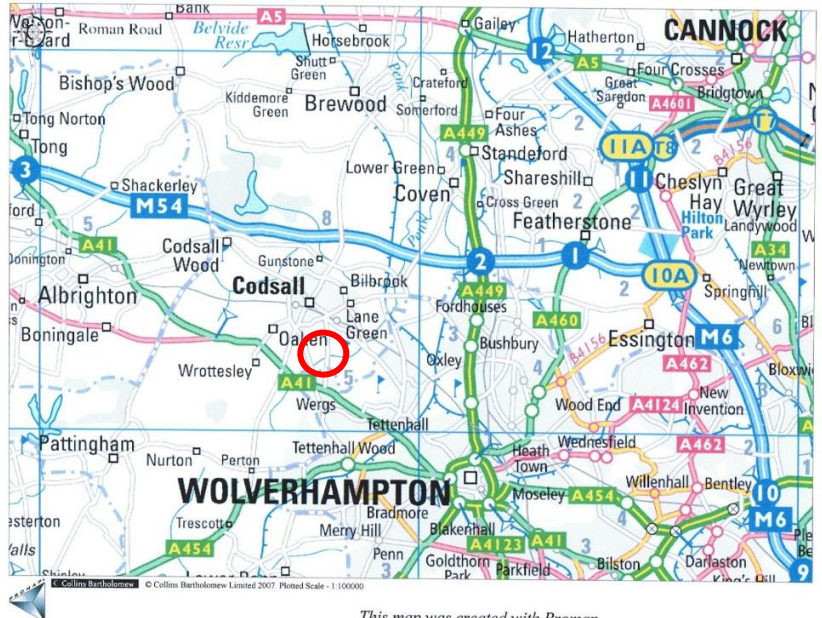


Registered address:
73 High Street, Madeley, Telford, Shropshire TF7 5AH
Registered in England & Wales 8686171

Wobaston Rd to M54 J2



6 Nightingale
Place, Pendeford
Business Park,
WV9 5HD
///most.rounds.edit



This map was created with Promap

IMPORTANT NOTICE

Wiggins Lockett Thompson Ltd. for themselves and for the vendors or lessors of this property whose agents they are give notice that:

(i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute nor constitute part of an offer or contract. (ii) all descriptions, dimensions, 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 fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. (iii) no person in the employment of Wiggins Lockett Thompson Ltd. has any authority to make or give any representation or warranty whatever in relation to this property. (iv) all rentals and prices are quoted exclusive of VAT. (v) the reference to any plant, machinery, equipment, fixtures and fittings at the property shall not constitute a representation (unless otherwise stated) as to its state and condition or that it is capable of fulfilling its intended function. Prospective purchasers/tenants should satisfy themselves as to the fitness of such items for their requirements. (vi) Any movable contents, fixtures and fittings referred to in these particulars (including any shown in photographs) are excluded from the sale/letting, unless stated otherwise.