



THE COMMERCIAL PROPERTY SPECIALISTS

FOR SALE

DETACHED OFFICE BUILDING

**3,711 sq ft
(345 sq m)**



**BERRINGTON LODGE, 93 TETTENHALL ROAD,
WOLVERHAMPTON, WV3 9PE**



◆ Attractive detached Period Building in popular sought after location.

◆ Front and rear car parking.

◆ 1 mile from Wolverhampton City Centre.

◆ For sale with vacant possession or potentially part income producing, if required.

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LOCATION

The premises are prominently located fronting the main A41 Tettenhall Road, close to the junction with Clark Road. Convenience shopping facilities are available in Clark Road and Wolverhampton City Centre is approximately 1 mile distant providing a wide range of shopping and leisure facilities.

DESCRIPTION

The property comprises a three storey detached office building occupying a prominent slightly elevated position.

The accommodation is arranged on three floors offering a mix of open plan and individual offices. The accommodation benefits from double glazing and air conditioning as fitted to some areas, with a number of Period features.

The office is available with full vacant possession or part income producing, if required.

ACCOMMODATION

Net internal areas approximately:

	sq ft	sq m
Ground floor	1,607	149
First Floor	1,687	157
Second Floor	417	39
Total	3,711	345

OUTSIDE

Car parking is provided to the front and rear of the property accessed via a shared driveway off Tettenhall Road.

SERVICES

We are advised that mains water, drainage, gas and electricity are connected or available however interested parties are advised to check the position with their advisors/contractors.

PURCHASE PRICE

£595,000 (Subject to Contract)

We are advised that the property is freehold. Interested parties are advised to check this position with their advisors/contractors

VAT

All prices quoted are exclusive of VAT at the prevailing rate.

EPC

An EPC has been commissioned and will be available shortly.

RATES

To be reassessed.

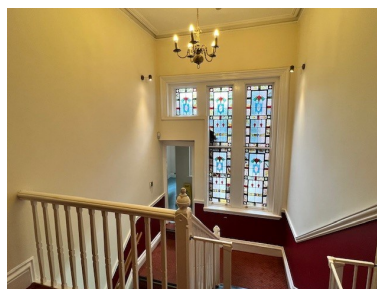
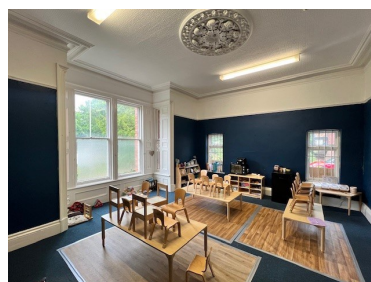
WEBSITE

Photography and further information is available at bulleys.co.uk/berrington

VIEWING

Strictly by prior appointment with the sole agent Bulleys at their Wolverhampton office on 01902 713333.

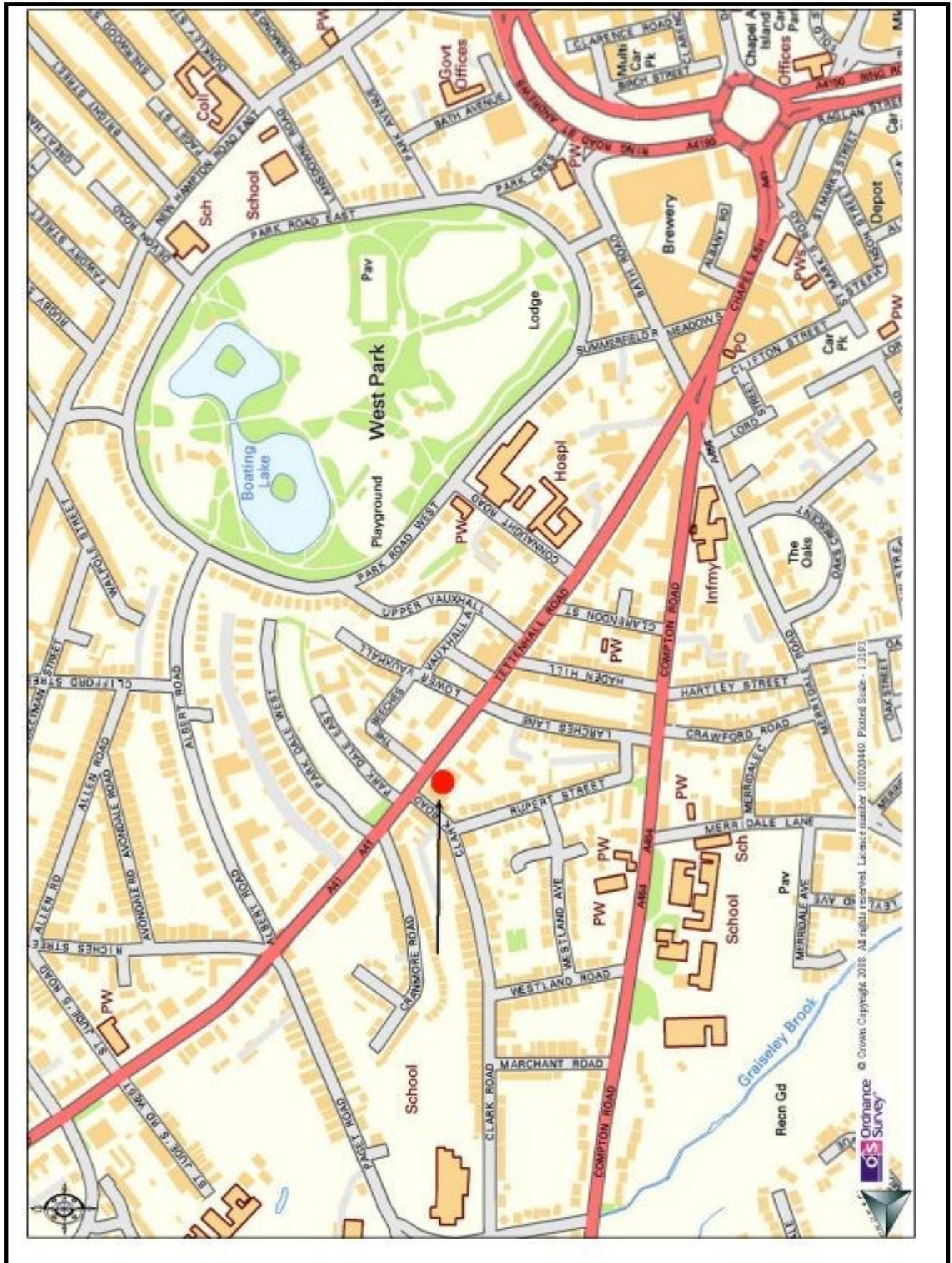
Details prepared 06/24





Site Plan- For Identification only- Not to scale. Accuracy cannot be guaranteed

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