

# OFFICE PREMISES FOR SALE - INVESTMENT OPPORTUNITY

TENANTED INVESTMENT PROPERTY

5 Nightingale Place, Pendeford Business Park,

Wolverhampton WV9 5HF

1,310 sq ft (121.70 sq m)

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

The property [Title No: WM898787] 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 1<sup>st</sup> January 1995).

#### Key Investment information:

Tenant: Multibrand Services Ltd, (Company No 03631596 – Experian Rating 95/100)

Term: Three year fully repairing and insuring lease contracted outside of the Landlord and Tenant Act 1954, dated 1<sup>st</sup> July 2024.

Break: 30<sup>th</sup> June 2026 requiring six months advance written notice.

Income: Y1 £17,000.00 (from March Qtr 2025), Y2 £17,000.00 ('25/'26) & Y3 £17,500.00 ('26/'27).

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

Five allocated Parking Spaces.

EPC rated C-75 Certificate Valid to 2031.

VAT is applicable.

**Offers are invited in excess of £195,000.00 (8.97 % ARY based on headline rent before costs.)**

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

Details created 09/24 **VIEWING STRICTLY BY APPOINTMENT ONLY – THIS IS TENANTED SPACE**

**WIGGINS LOCKETT THOMPSON LTD**

73 High Street, Madeley

Telford, Shropshire TF7 5AH

Tel: 01952 603303/01902 229550

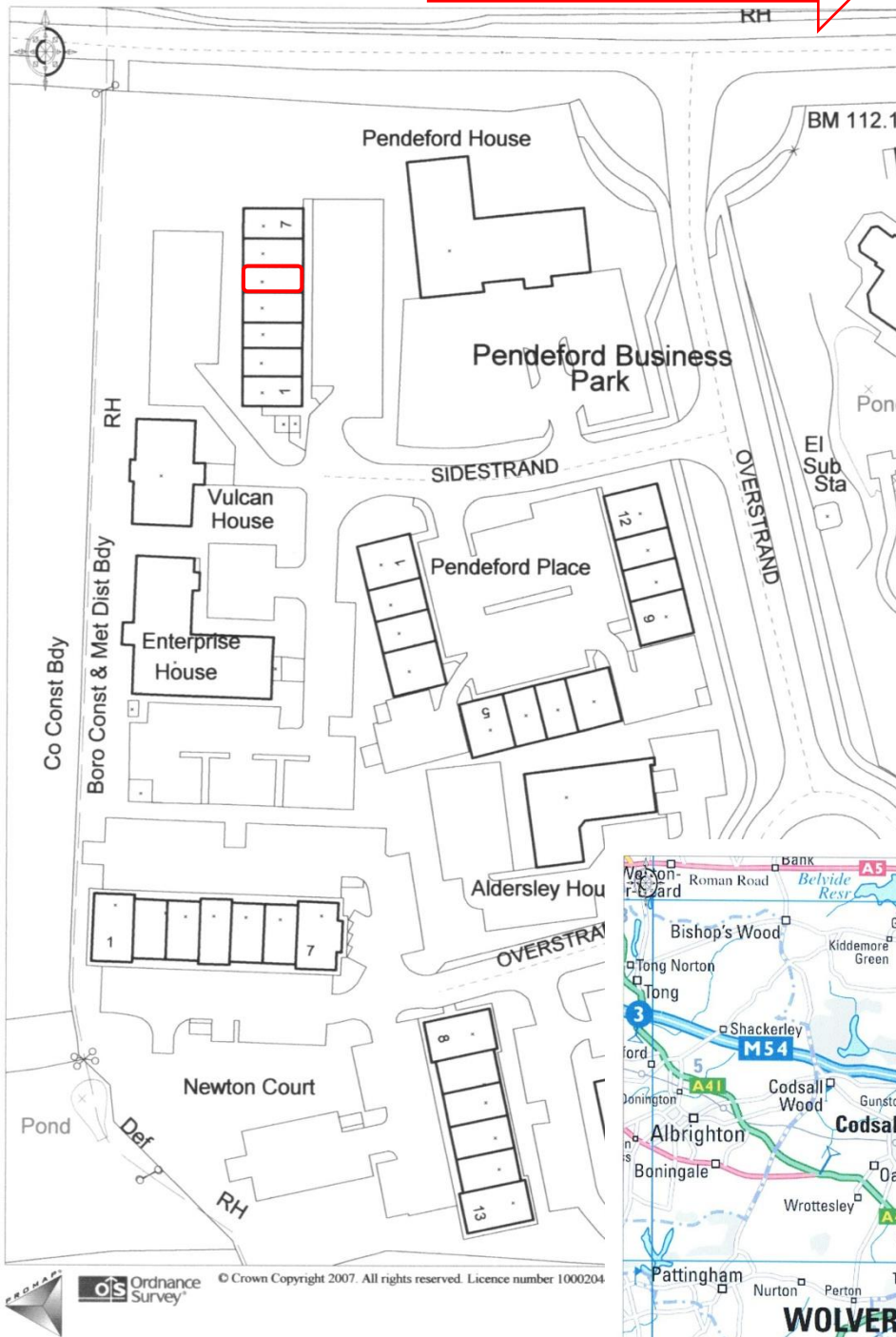
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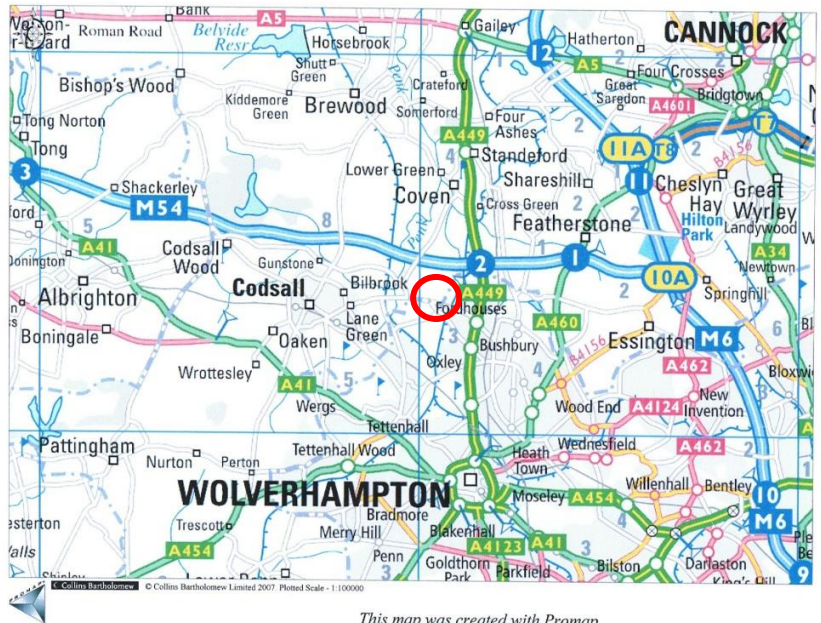


Registered address:  
73 High Street, Madeley, Telford, Shropshire TF7 5AH  
Registered in England & Wales 8686171

Wobaston Rd to M54 J2



5 Nightingale  
Place, Pendeford  
Business Park,  
WV9 5HD  
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This map was created with Promap

#### IMPORTANT NOTICE

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