

THE COMMERCIAL PROPERTY SPECIALISTS

TO LET

**LANDMARK CITY CENTRE
OFFICES**

**300 - 4,000ft²
(27 - 371 m²)**

📍 **DERWENT HOUSE, 42-46 WATERLOO ROAD, WOLVERHAMPTON
WV1 4XB**



Variety of suite sizes may be created to meet occupational requirements.

On site car parking.

City Centre location at the heart of Wolverhampton's commercial quarter.

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LOCATION

Derwent House is located in a prominent corner position overlooking Wolverhampton ring road at its junction with Waterloo Road, being within one of the most established professional office quarters of the City Centre. The City is well served by public transport links and there is a variety of public multi-storey surface and on street car parking facilities within the vicinity. The surrounding road network provides access to junction 2 of the M54 motorway approximately 4 miles to the north and junction 10 of the M6 motorway approximately 7 miles to the east, serving the wider West Midlands motorway system.

DESCRIPTION

Derwent House comprises 4 floors of office accommodation approached via the main entrance and reception off Waterloo Road. There is also direct access off the on site car parking at the rear accessed via Red Lion Street. Glazed entrance doors to the front elevation provide access to a fully fitted reception area with glazed screen to the lift and stairwell. The available suites benefit from gas radiator central heating. Four sets of male and female toilets are evenly distributed throughout the building.

ACCOMMODATION

Internal areas approximately:-

	Sq ft	Sq m
First Floor	460	42
Fourth Floor	4,000	371

N.B. A variety of suite sizes may be accommodated to meet occupational requirements. Contact agents for details.

CAR PARKING

On site car parking is available. Contact agents for details.

RENTAL

First floor: £4,600 per annum
Fourth floor: £40,000 per annum

Rental figures are inclusive of service charge, electric and heating. Subject to contract.

LEASE TERMS

Suites are available to let on a new effective full repairing and insuring lease basis for a term to be agreed.

SERVICE CHARGE

A service charge is levied to cover costs and services. Contact agents for details.

PLANNING

Interested parties are advised to make their own enquiries with Wolverhampton Council on 01902 696000.

BUSINESS RATES

To be assessed depending on suite size required.

VAT

All figures quoted do not include VAT which may be payable at the prevailing rate.

LEGAL COSTS

The ingoing tenant is to be responsible for the Landlord's reasonable legal costs incurred in the preparation and execution of a lease.

WEBSITE

Aerial photography and further information is available at bulleys.co.uk/derwent

VIEWING

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

Details amended 05/22

