



Offices at Richard Hall House, Bridgnorth Road, Wombourne, Wolverhampton, West Midlands, WV5 8AT

- Office Suites 215 sq ft (19.9 sq m) to 1,196 sq ft (111.1 sq m)
- Flexible Terms
- Ample Car Parking
- Meeting Room Facilities
- EPC Rated C-74



Printcode: 20221216

Offices at Richard Hall House Bridgnorth Road, Wolverhampton

LOCATION

Wombourne is situated approximately 4 miles south west of Wolverhampton and 5 miles north west of Stourbridge respectively. The property is situated to the south of Birmingham Road (B4176) and adjacent to Hall and Pickles existing premises.

DESCRIPTION

The property comprises of a range of offices which may also be utilised for technology and administration purposes. Richard Hall House now provides a featured glazed reception leading to the first floor accommodation which subject to individual requirements may be adapted to suit individual needs.

Facilities include suspended ceilings, network cabling and power points, communal kitchen, wc facilities, meeting room and ample car parking.

ACCOMMODATION

All measurements are approximate:

	sq ft	sq m
Office 2	215	19.9
Office 4A	234	21.7
Office 4D	231	21.4
Office 5 & 6	516	47.9

RENT

£12 psf plus VAT.

VAT

The landlord reserves the right to charge VAT on the above figures as appropriate.

LEASE

Based on a new lease for a period to be agreed and subject to 3 yearly rent reviews.

TERMS

Internal repairing and insuring basis.

FURTHER INFORMATION

Rent is inclusive of services, but excludes telephone, business rates and VAT.

PROPERTY REFERENCE

CABP/2221/AWH

MISREPRESENTATION ACT 1967 & PROPERTY MISDESCRIPTION ACT 1991

Messrs. Andrew Dixon & Company (and their joint agents, where applicable) for themselves and for the vendor(s) or lessor(s) of this property whose agents they are, give notice that: (1) The particulars are set out as a general outline for the guidance of intending purchasers or lessors, and do not constitute, nor constitute part of, an offer or contract. (2) Any information contained herein (whether in the text, plans or photographs etc.) is given in good faith but without responsibility and is believed to be correct. Any intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection and investigation or otherwise as to the correctness of each of them. (3) No employee of Messrs. Andrew Dixon & Company, has any authority to make or give representation or warranty whatsoever in relation to this property. (4) Whilst every care has been taken to prepare these particulars, we would be grateful if you could inform us of any errors or misleading descriptions found in order that we may correct them in our records. (5) Unless otherwise stated, no investigations have been made regarding pollution or potential land, air or water contamination. (6) IPMS 3 – office measurements can be made available by request.



LOCAL AUTHORITY

Wolverhampton City Council Tel: 01902 556556.

RATEABLE VALUE

To be assessed.

RATES PAYABLE

To be assessed.

ENERGY PERFORMANCE CERTIFICATE

Energy Performance Certificate: C-74

SERVICE CHARGE

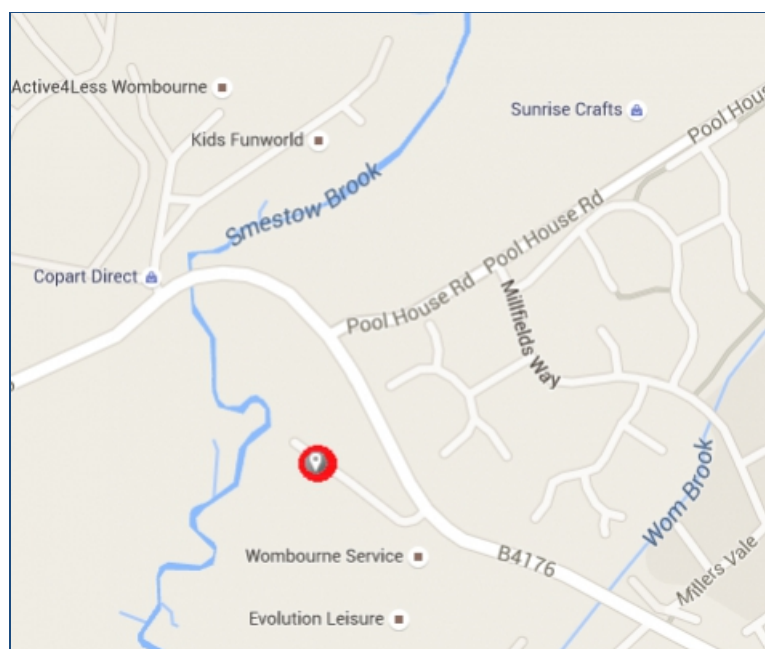
We understand that a service charge is levied for the maintenance and upkeep of common parts and areas.

LEGAL COSTS

Each party is to be responsible for their own legal costs.

VIEWING

Strictly by prior appointment with the Agent's Cannock office.



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