

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)

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This building provides two floors of offices with a Net Internal Area of 1,310 sq. ft (122 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 53/100)

Term: Protected 5 year fully repairing and insuring lease dated 22nd December 2020.

Rent is £14,500.00 pa (£11.07 psf).

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

Five allocated Parking Spaces.

EPC rated D-78 Certificate valid to 2030.

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 amended 09/24

VIEWING STRICTLY BY APPOINTMENT ONLY – THIS IS OCCUPIED SPACE

WIGGINS LOCKETT THOMPSON LTD

73 High Street, Madeley

Telford, Shropshire TF7 5AH

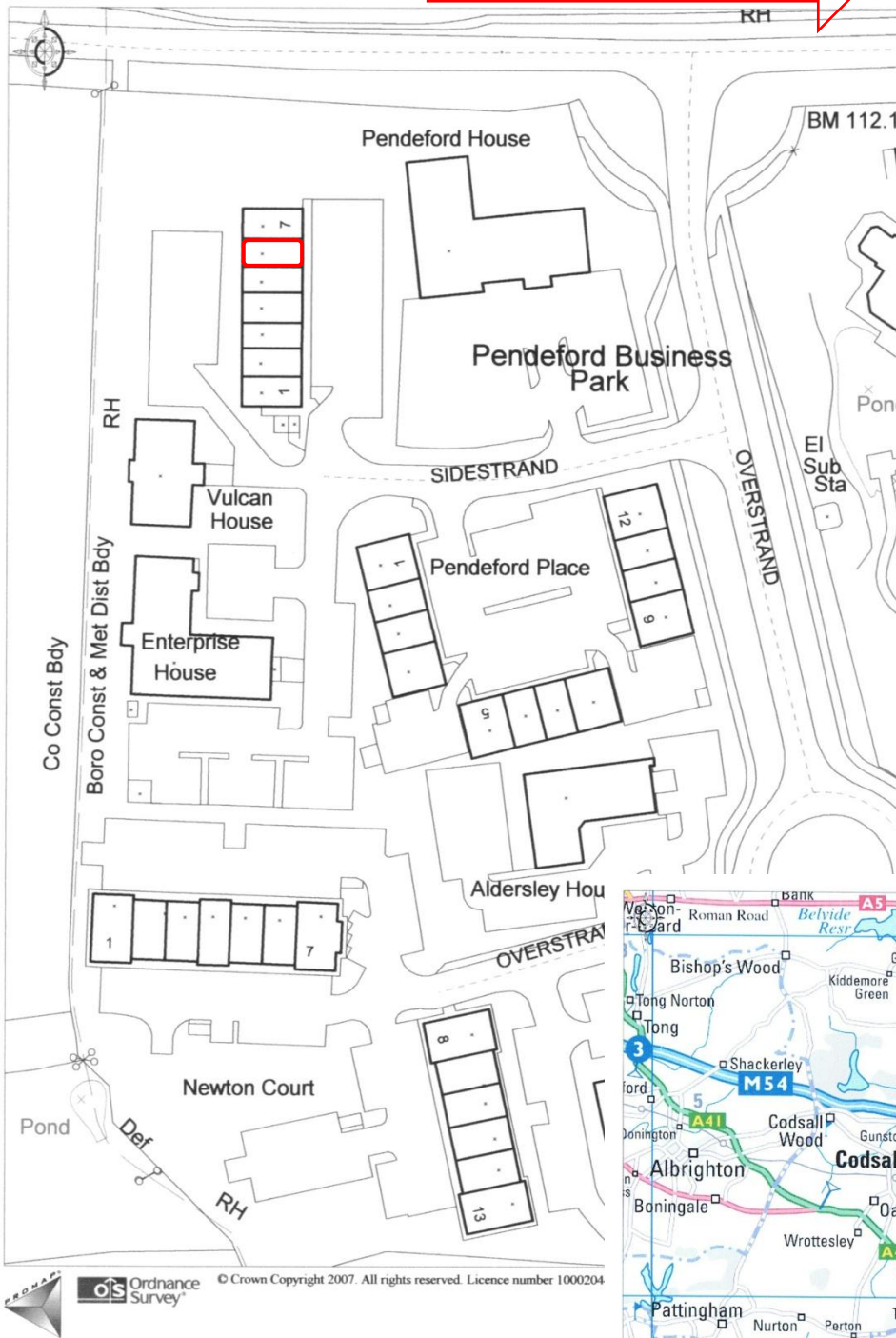
Tel: 01952 603303/01902 229550

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Wobaston Rd to M54 J2



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

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