

**Wiggins Lockett
Thompson**
Chartered Surveyors

**OFFICE SUITE
TO LET**
The Stables
Little Kinvaston
Watling Street
Gailey
Staffordshire ST19 5PR

- 463 sq ft (43 sq m)
- Very prominent location off the A5/M6, adjacent to M6 J12
- Dedicated (synchronous) leased line connection available on site (30Mbs)
- 24/7 access
- Ample private parking
- EPC Rating – D (76)

LOCATION

Little Kinvaston House is located on Watling Street (A5), adjacent to J12 of the M6. The property is located 8.5 miles to the North of Wolverhampton City Centre, 4 miles from Cannock, 9.5 miles from Stafford and 19 miles from Telford. The M6 J12 is c.300 yards to the East with both the M6 Toll and the M54 within easy travelling distance.

DESCRIPTION

The self-contained brick and tile premises comprise an open plan office with own kitchen and WC facilities. Ample parking is provided on site.

RENT

£10,000.00 per annum exclusive. (Service Charge, Business Rates, VAT and Buildings Insurance are payable in addition, please contact Agent for further assistance).

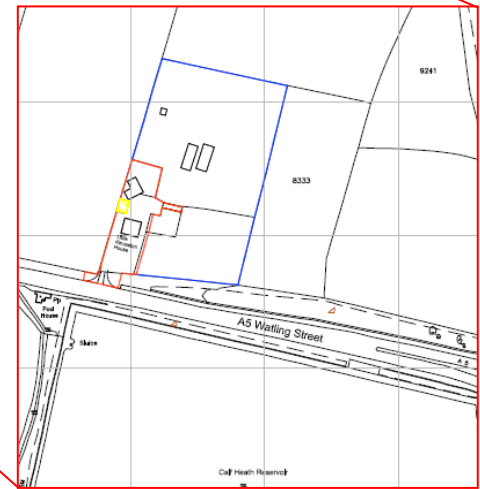
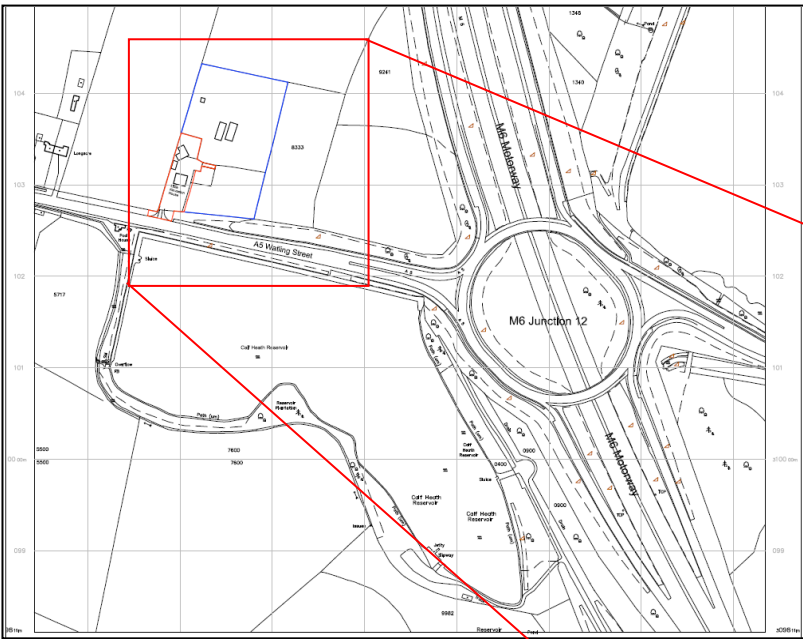
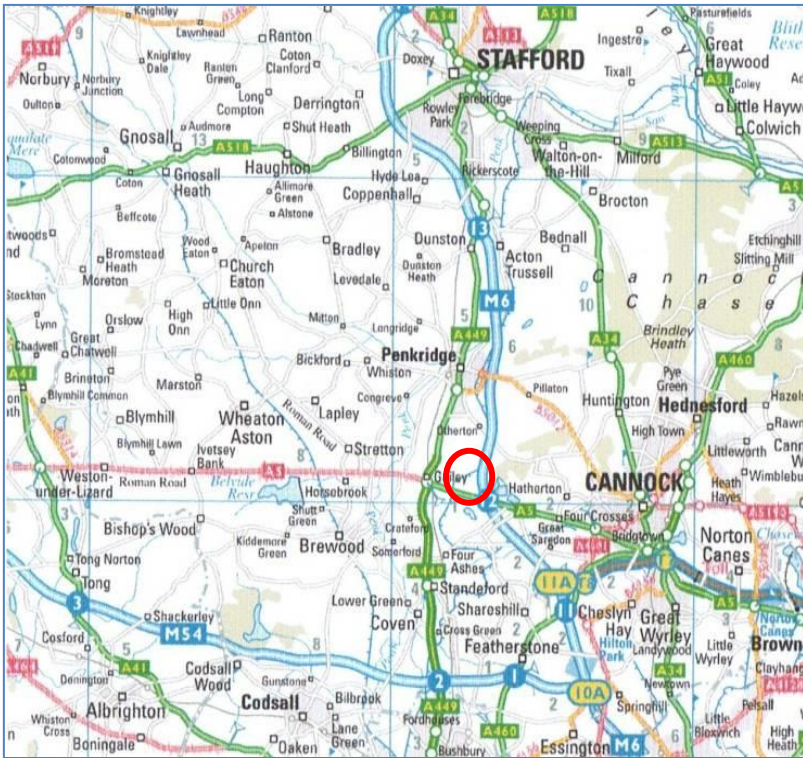
VIEWINGS

For further information or to arrange an inspection, please contact Anthony Wiggins on 01902 229550. •Subject to Contract •Details created 11-2020.

Wiggins Lockett Thompson Limited
2nd Floor, 14-16 High Street,
Ironbridge, Telford, Shropshire TF8 7AD
Tel: 01952 603303/01902 229550
Fax: 01952 603301

4 Olton Bridge,
245 Warwick Road, Solihull,
West Midlands B92 7AH
Tel: 0121 706 4326
Fax: 0121 706 2791





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