

**Wiggins Lockett
Thompson**
Chartered Surveyors

OFFICES TO LET

**KINGSWOOD BUSINESS PARK
HOLYHEAD ROAD
ALBRIGHTON
WOLVERHAMPTON
WV7 3AU**

- Modern Rural Office Park
- Ample Private Car-Parking Included
- 100 mb Fibre Optic Broadband
- Rent Free Periods Available (Subject to Status)

LOCATION

Kingswood Business Park is located 11 miles from Telford and 6 miles from Wolverhampton in the West Midlands. The estate is just off the Holyhead Road, close to the M54 J3.

DESCRIPTION

Kingswood consists of several self-contained office buildings on a privately managed site accessible off a private drive.

PRICE/RENT

See schedule overleaf.
VAT is payable in addition.

VIEWINGS

For further information or to arrange an inspection, please contact Anthony Wiggins on 01902 229550 or 01952 603303 or our joint agents Bulleys Bradbury on 01952 292233.

- Subject to Contract • Full EPC's are available on request • Details amended 03-2021.



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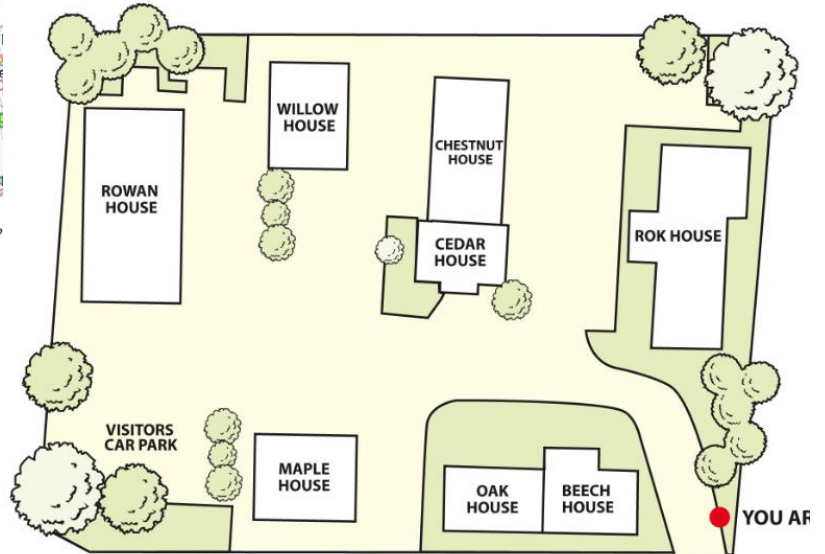
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West Midlands B92 7AH
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RICS Regulated by RICS



This map was created with Promap



Current Availability:

Suite	Allocated Parking *	Size (sq.ft)	Size (sq.m)	Rent (pcm)	Service Charge (pa)	Insurance (pa)	Status
Maple House							
Suite C First Floor	2	375	35	£541.67	Inclusive	Inclusive	Available
Willow House							
Suite 3A First Floor	1	258	24	£417.00	Inclusive	Inclusive	UNDER OFFER
Suite 3B First Floor	4	1,133	105	£1,633.00	Inclusive	Inclusive	UNDER OFFER
Chestnut House							
Front Suite	6	1,517	141	£1,416.67	£1,542.24	£498.50	Available
Rear Suite	6	1,351	126	£1,250.00	£1,373.60	£443.95	Available
Oak House							
Suite 4	TBC**	234	22	£331.50	Inclusive	Inclusive	Available Soon

* Plus use of the overflow car park.

** Oak House as a whole has 10 parking spaces and all tenants within Oak House have the right to use them on a first come first served basis

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