

**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.

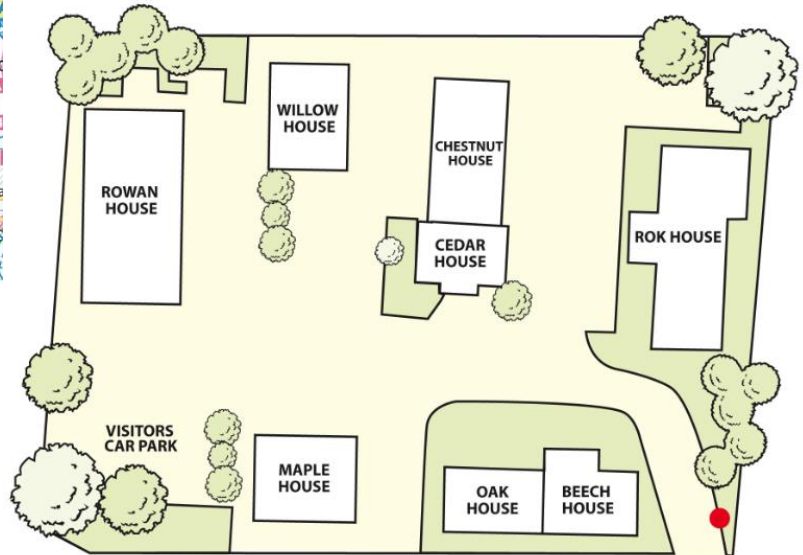


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**RICS** Regulated by RICS



**Current Availability:**

Suite	Allocated Parking *	Size (sq.ft)	Size (sq.m)	Rent (pcm)	Service Charge (pa)	Insurance (pa)	Status
<b>Maple House</b>							
Suite C First Floor	2	375	35	£541.67	Inclusive	Inclusive	TO LET
<b>Willow House</b>							
Suite 3A First Floor	1	258	24	£417.00	Inclusive	Inclusive	TO LET
Suite 3B First Floor	4	1,133	105	£1,633.00	Inclusive	Inclusive	TO LET
<b>Chestnut House</b>							
Front Suite	6	1,517	141	£1,416.67	£1,542.24	£498.50	TO LET
Rear Suite	6	1,351	126	£1,250.00	£1,373.60	£443.95	TO LET
<b>Oak House</b>							
Suite 2	TBC**	235	22	£335.00	Inclusive	Inclusive	TO LET
Suite 3	TBC**	263	24	£375.00	Inclusive	Inclusive	TO LET
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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