

# OFFICE PREMISES FOR SALE

TENANTED/INCOME PRODUCING INVESTMENT PROPERTY

**5 Newton Court, Pendeford Business Park,**

**Wolverhampton WV9 5HD**

**1,641 sq ft (152 sq m)**

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This building provides two floors of offices with a Net Internal Area of 1,641 sq. ft (152 sq. m).

The property [Title No: MM72189] 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 (978 Years from the 6<sup>th</sup> November 2015).

## Key information:

Tenant: Blackwood IT Ltd, (Company No 11557613 – Experian Rating 76/100)

Term: protected fully repairing and insuring lease dated 10<sup>th</sup> July 2023 [rent commencement date of 1<sup>st</sup> February 2023], with the lease ending 9<sup>th</sup> July 2028.

Rent payable is £18,000.00 pax.

NIA 1,641 sq ft (152 sq m)

Nine allocated Parking Spaces 1:182.

Utilities, insurance, maintenance, and Business Rates are payable in addition by the tenant.

EPC awaited.

VAT is applicable.

**Price: £259,000.00 (6.95% ARY)**

For further information or to arrange an inspection, please contact Anthony Wiggins on 07983622430 or Erin Beards on 07534 687232.

Subject to Contract

Details created 07/23 **VIEWING STRICTLY BY APPOINTMENT ONLY**

**WIGGINS LOCKETT THOMPSON LTD**

73 High Street, Madeley

Telford, Shropshire TF7 5AH

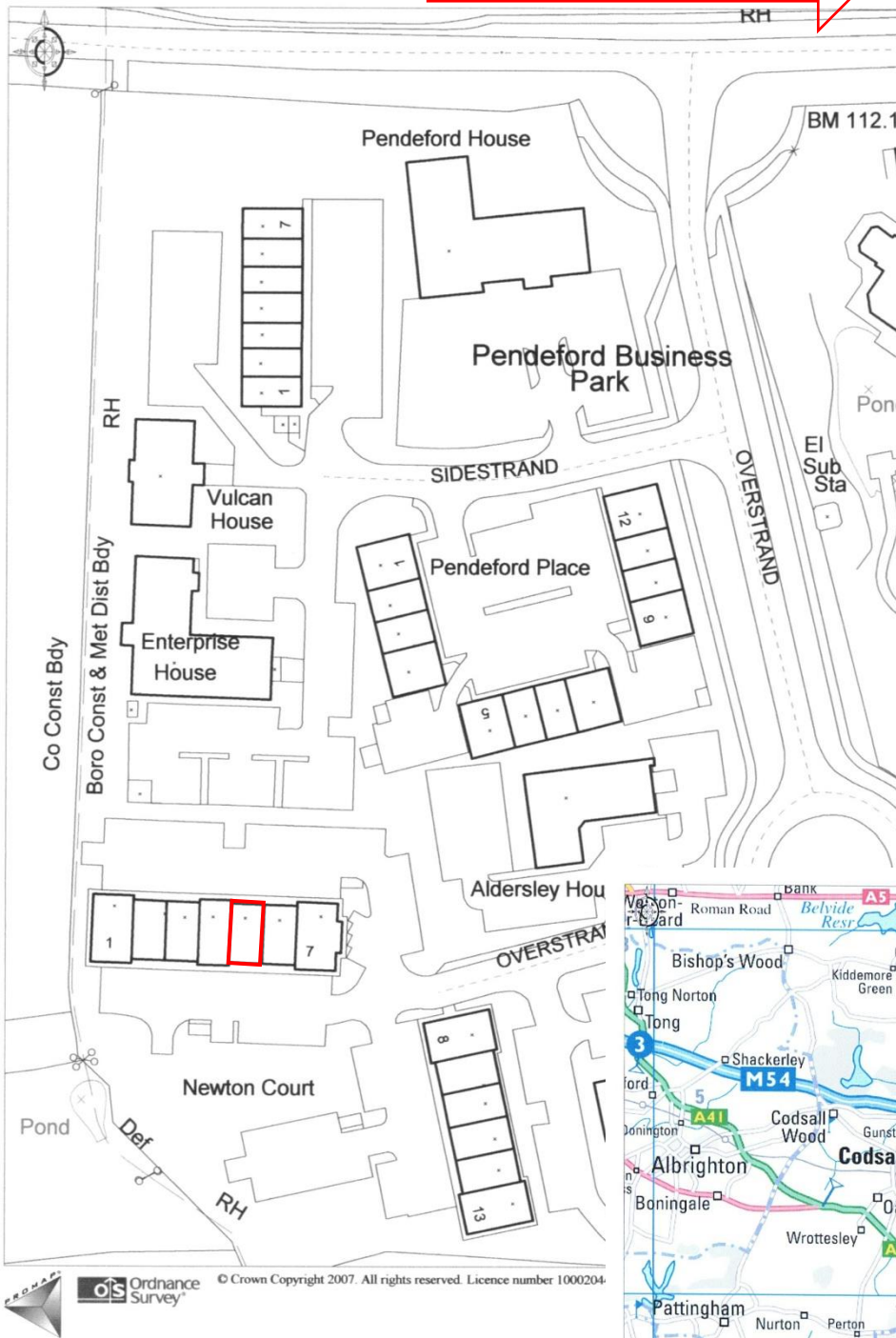
Tel: 01952 603303/01902 229550

enquiries@wltcommercial.co.uk

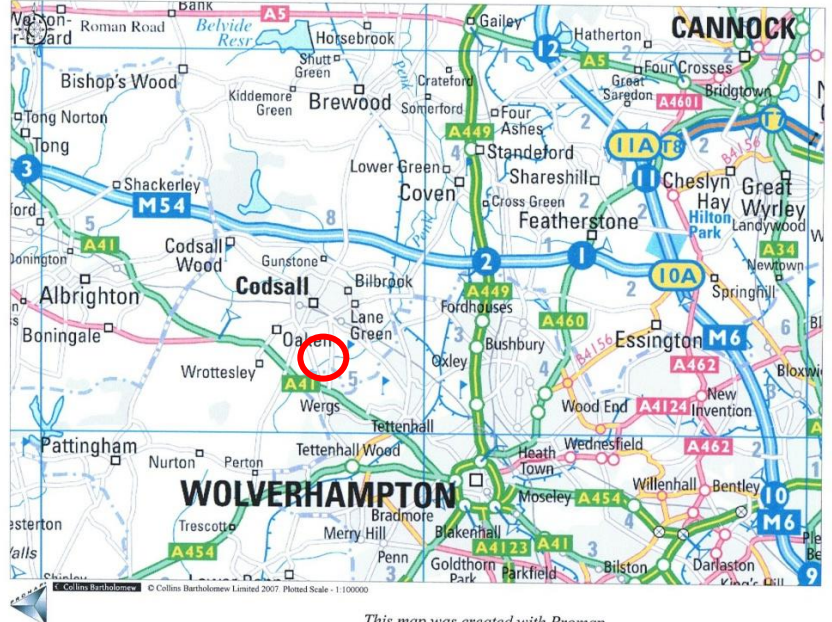
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Wobaston Rd to M54 J2



5 Newton Court,  
Pendeford  
Business Park,  
WV9 5HD  
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This map was created with Promap

**Important Notice**

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