

# OFFICE/STUDIO SPACE - TO LET

**THE BOOT FACTORY  
CLEVELAND ROAD  
WOLVERHAMPTON  
WV2 1BH**

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This former Victorian manufacturing premises has been sensitively restored to create a varied range of contemporary office suites. The property marries historic features with modern facilities and refurbishment is continuing.

The Boot Factory is located Southeast of the Wolverhampton St Georges Ring Road. The property is accessible by way of the A41 Bilston Road and Hospital Street. Nearby facilities include the City Centre, cafes, shops, bars, railway station and bus station.

Service charge, utilities, insurance, maintenance, VAT, and business rates are payable in addition.

For further information or to arrange an inspection, please contact Anthony Wiggins on 01952 603303 or Erin Beards on 07534 687232.

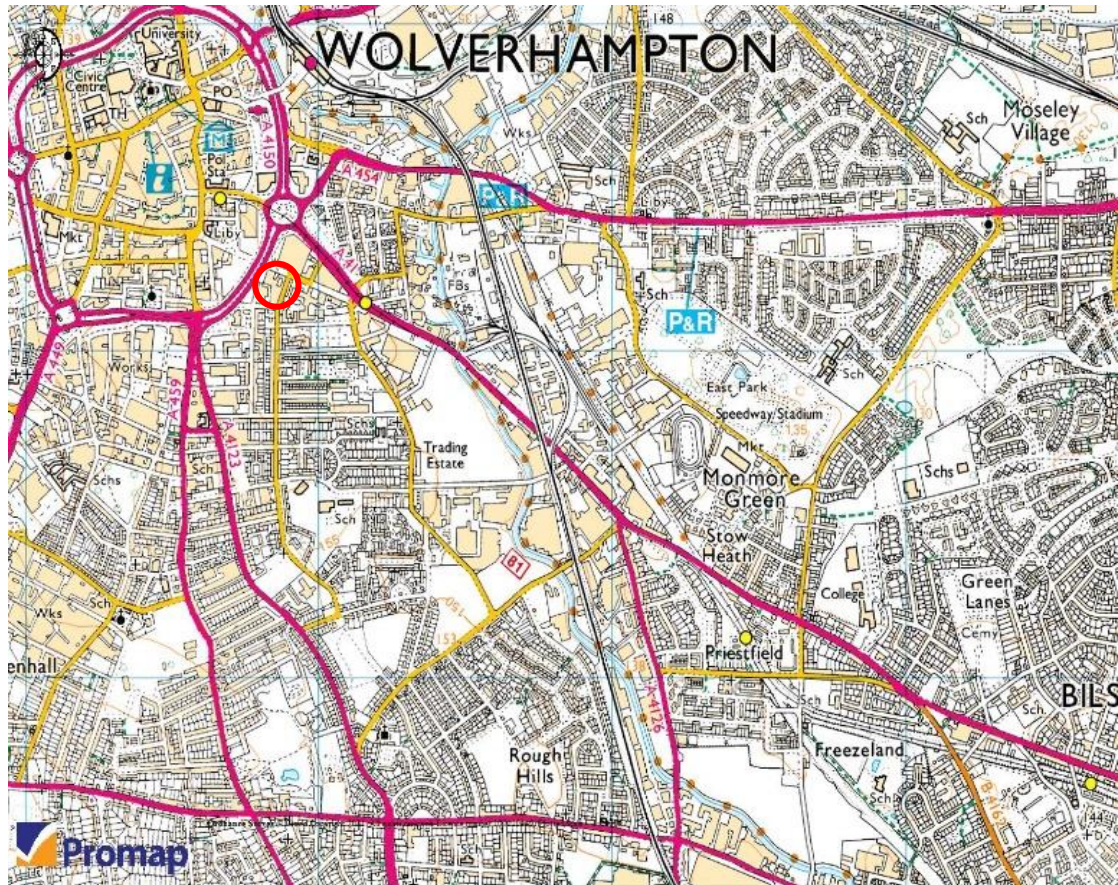
Current availability is shown on Page 2.

Subject to Contract  
Full EPC's available on request.

Details updated 11/2023

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**Current Availability:**

	<u>Size sqft</u>	<u>Rent pcm</u>	<u>Availability</u>
Suite 3	2229 sq ft	£1,486.00 pcm	AVAILABLE NOW
Suite 4	2864 sq ft	£2,983.33 pcm	AVAILABLE MARCH 2024

**IMPORTANT NOTICE**

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