

# OFFICE SPACE - TO LET

## THE JAMES BAKER & SON BUILDING

### THE BOOT FACTORY

#### CLEVELAND ROAD

#### WOLVERHAMPTON

#### WV2 1BH

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This sensitively modernised period building is located overlooking 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.

The former Victorian manufacturing premises has been restored to create a varied range of contemporary office suites. This section of the building formed the original administrative centre and family home when the site was operational. The property marries historic features with modern facilities. There is a rare opportunity to exclusively occupy the front elevation of this premises in its entirety. The space extends over 4,570 sq ft and offers private access leading to three floors of office space with additional meeting rooms and ancillary facilities throughout. Further ground floor space is available in addition (Suite 4 - 2,864 sq ft).

The three floors are available at £36,560.00 per annum. 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.

Subject to Contract  
Full EPC's available on request.  
Details Created 08/24

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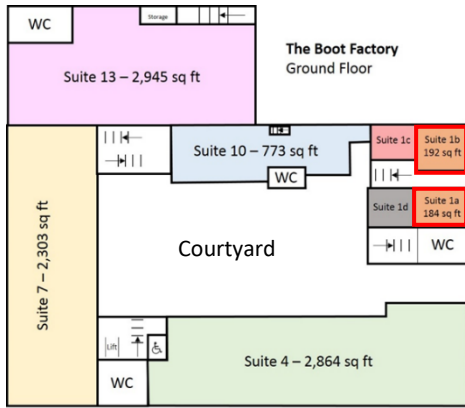




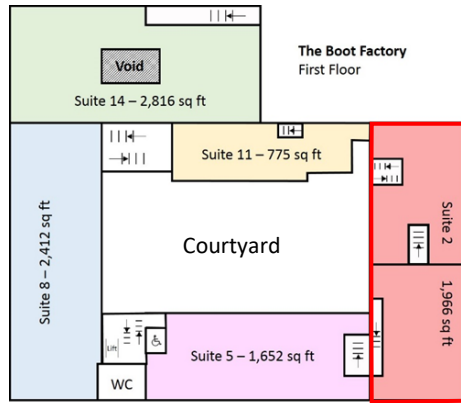
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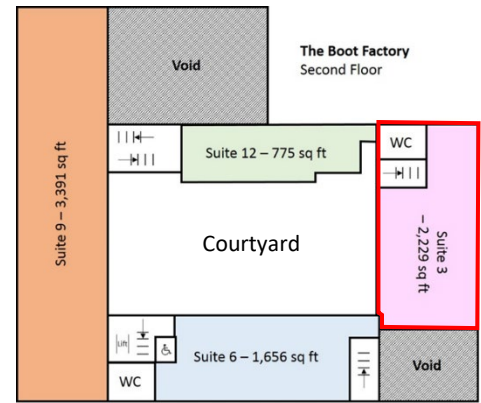
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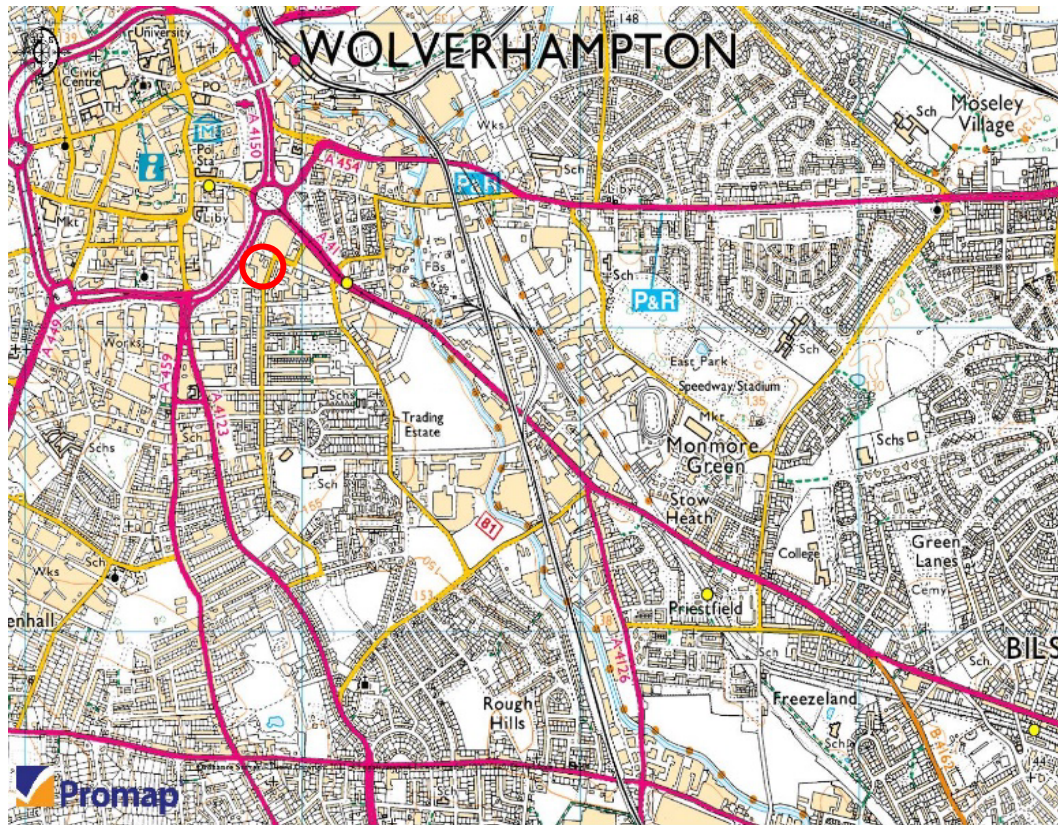
\*Indicative Plan Only\*



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