

# OFFICE/STUDIO SPACE - TO LET

SUITE 2 - 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.

Suite 2 comprises 1966 sq ft which is predominantly open plan office space with a private meeting room. Kitchen and w/c facilities are within the suite.

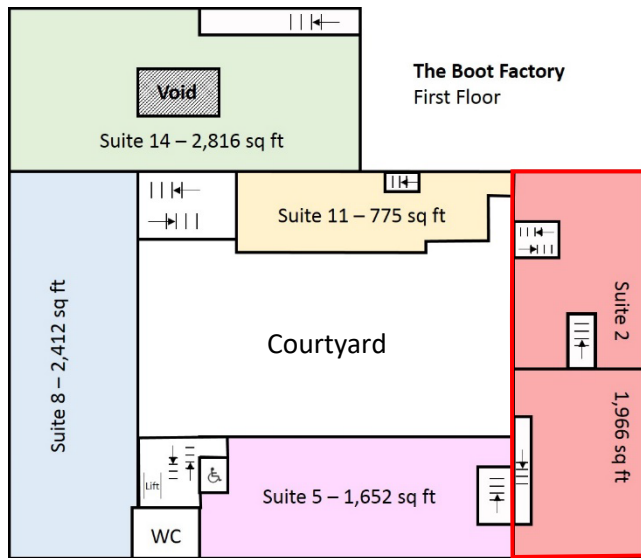
This suite is available at £1,310.67 pcm. Service charge, utilities, insurance, maintenance, VAT, and business rates are payable in addition.

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

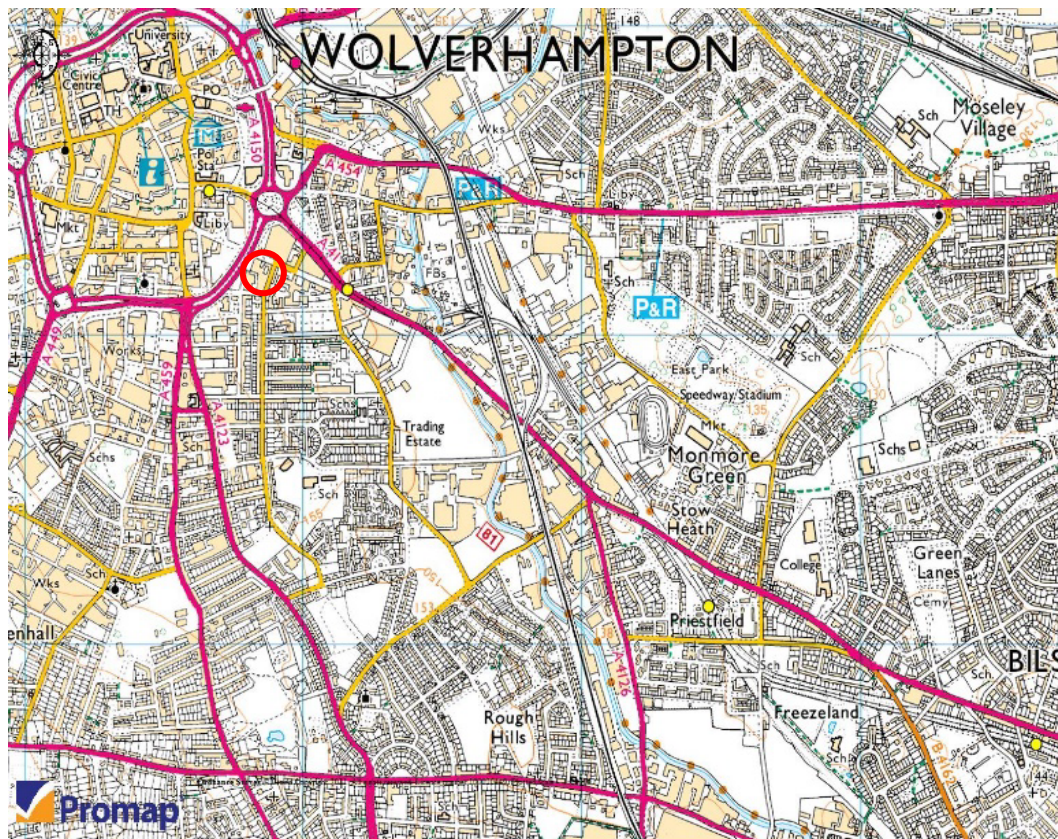
Subject to Contract  
Full EPC's available on request.

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\*Indicative Plan Only\*



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