

OFFICE PREMISES FOR SALE - INVESTMENT OPPORTUNITY



TENANTED INVESTMENT PROPERTY

**5 Newton Court, Pendeford Business Park,
Wolverhampton WV9 5HD**

1,641 sq ft (152 sq m)

///gasp.select.leap



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 6th November 2015).

Key Investment information:

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

Term: Protected fully repairing and insuring lease dated 10th July 2023 [rent commencement date of 1st February 2023] with the lease ending 9th July 2028.

Rent: £18,000.00 pax (£10.97 psf)

Nine allocated Parking Spaces.

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

EPC – 37 B

VAT is applicable.

Offers are invited in excess of £259,000.00 (6.95 % ARY based on headline rent before costs.)

For further information, copy documentation, or to arrange an inspection, please contact Anthony Wiggins on 01952 603303 or 07983 622430.

WIGGINS LOCKETT THOMPSON LTD

73 High Street, Madeley

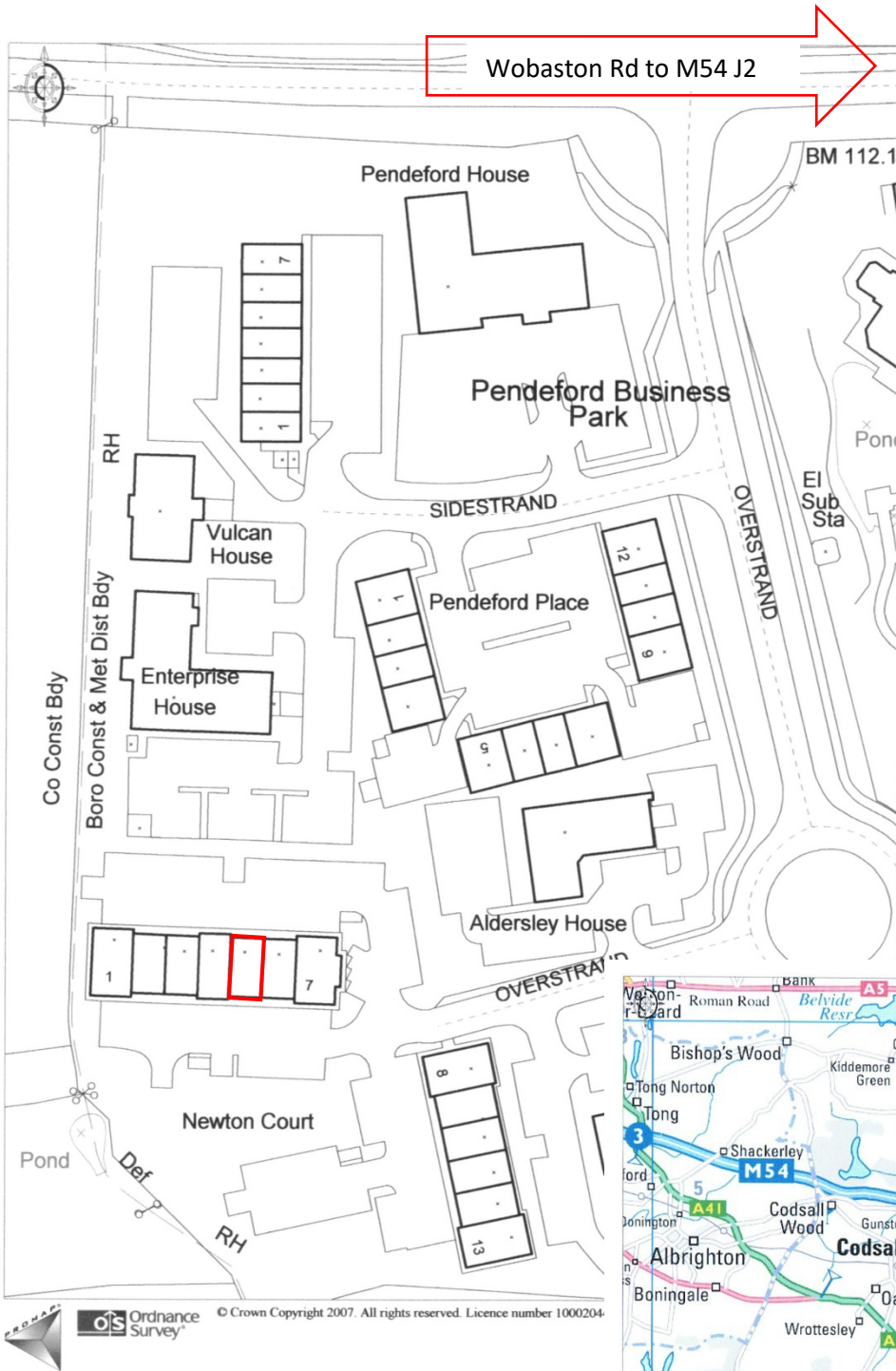
Telford, Shropshire TF7 5AH

Tel: 01952 603303/01902 229550

enquiries@wltcommercial.co.uk

wltcommercial.co.uk





5 Newton Court,
 Pendeford
 Business Park,
 WV9 5HD
 ///gasp.select.leap



This map was created with Promap

IMPORTANT NOTICE

Wiggins Lockett Thompson Ltd. for themselves and for the vendors or lessors of this property whose agents they are give notice that:

- (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute nor constitute part of an offer or contract.
- (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
- (iii) no person in the employment of Wiggins Lockett Thompson Ltd. has any authority to make or give any representation or warranty whatever in relation to this property.
- (iv) all rentals and prices are quoted exclusive of VAT.
- (v) the reference to any plant, machinery, equipment, fixtures and fittings at the property shall not constitute a representation (unless otherwise stated) as to its state and condition or that it is capable of fulfilling its intended function. Prospective purchasers/tenants should satisfy themselves as to the fitness of such items for their requirements.
- (vi) Any movable contents, fixtures and fittings referred to in these particulars (including any shown in photographs) are excluded from the sale/letting, unless stated otherwise.