

OFFICE PREMISES FOR SALE / MAY LET

**6 Nightingale Place, Pendeford Business Park,
Wolverhampton WV9 5HF**

1,310 sq ft (121.70 sq m)

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Pendeford Business Park consists of self-contained and multi occupied office buildings on a privately managed site.

6 Nightingale 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 provides two floors of offices with a Net Internal Area of 1,310 sq. ft (121.70 sq. m). The premises offers electric heating, perimeter trunking, suspended ceilings, double-glazed windows, LED lighting with ground floor Kitchenette and WC facilities.

The property is available by way of assignment of the remaining long leasehold interest (998 Years from the 1st January 1995).

Key information:

Five allocated Parking Spaces.

Vacant Possession.

Private Meeting Room.

Accessible w/c facilities.

EPC rated D-78.

Offers in the region of £220,000.00 – Leasehold terms are available subject to discussion.

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

Details created 13/05. **VIEWING STRICTLY BY APPOINTMENT ONLY.**

WIGGINS LOCKETT THOMPSON LTD

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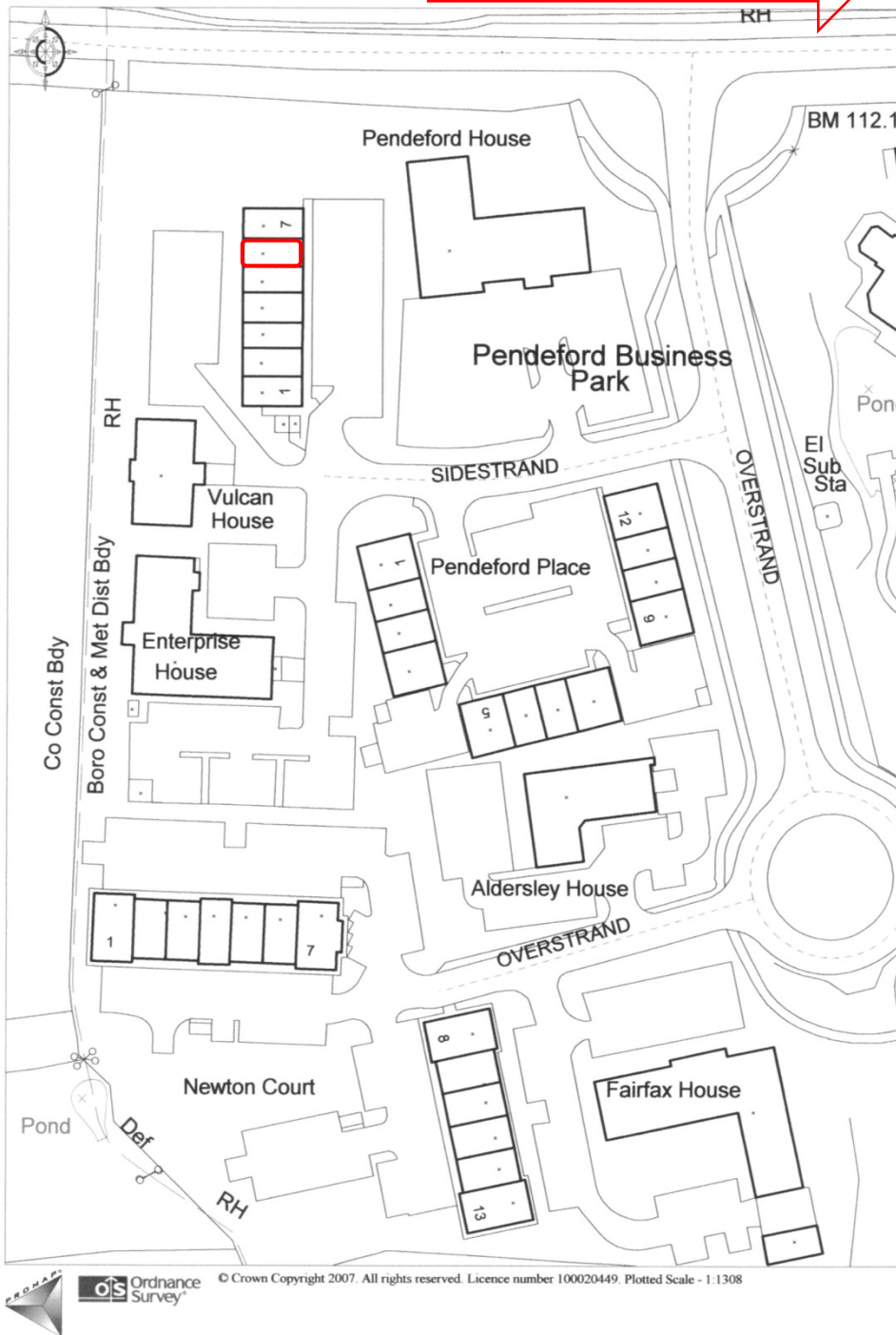
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Wobaston Rd to M54 J2



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Park, WV9 5HD
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