

OFFICE/STUDIO SPACE - TO LET

SUITE 12 - THE BOOT FACTORY

CLEVELAND ROAD

WOLVERHAMPTON

WV2 1BH

///final.train.adjust



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 12 comprises 775 sq ft on the second floor, which is predominantly open plan office space with a separate meeting room. Kitchen and w/c facilities are within the suite.

This suite is available at £708.33 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.

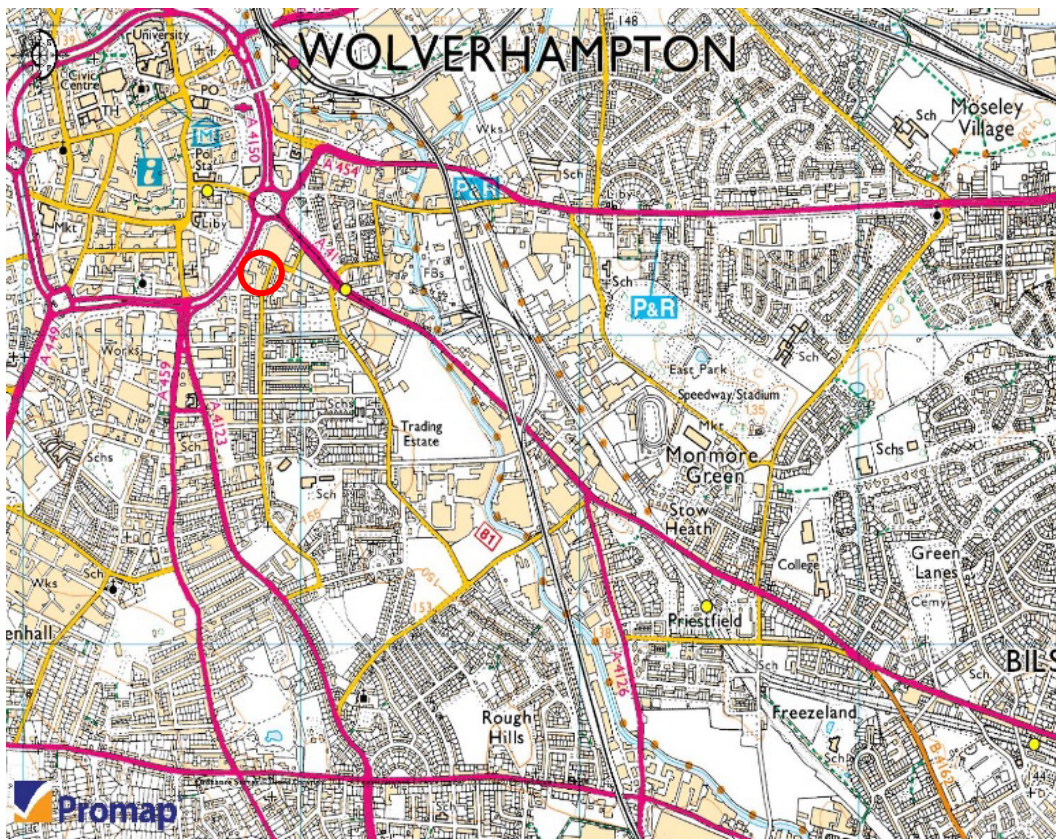
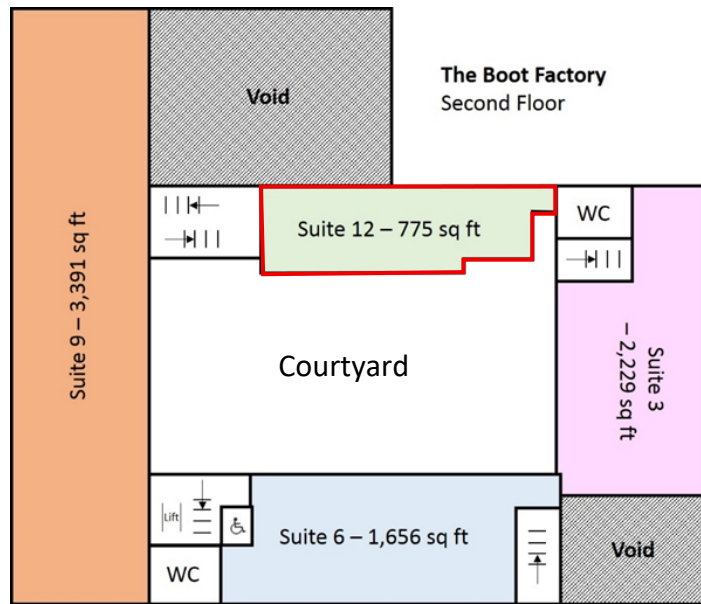
Subject to Contract
Full EPC's available on request.

WIGGINS LOCKETT THOMPSON LTD

73 High Street, Madeley
Telford, Shropshire TF7 5AH
Tel: 01952 603303/01902 229550
enquiries@wltcommercial.co.uk
wltcommercial.co.uk



Registered address:
73 High Street, Madeley, Telford, Shropshire TF7 5AH
Registered in England & Wales 8686171



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.