

**MASON  
YOUNG**

PROPERTY CONSULTANTS ■

**TO LET**

**SERVICED OFFICE SUITES WITH  
ON SITE CAR PARKING**



**REGUS, 84 SALOP STREET,  
WOLVERHAMPTON, WV3 0SR  
25.8 – 207.7 SQ FT (2.4 – 19.3 SQ M)**

- PROMINENT LOCATION
- 24 HOUR ACCESS
- FLEXIBLE TERMS
- VARIETY OF USES

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**6 Warstone Mews  
Warstone Lane  
Jewellery Quarter  
Birmingham  
B18 6JB**

## **LOCATION**

The property is located on Salop Street, which is centrally positioned within Wolverhampton. The property is well located with a range of retail stores, cafes, and restaurants in the surrounding area. Wolverhampton City Centre is approximately 0.3 miles east from the premises, providing convenient access to a variety of services. Wolverhampton Train Station is located approximately 0.7 miles away from the subject premises, offering frequent connections to Birmingham and other regional destinations. Salop Street connects easily to the main A454 arterial route, leading in and out of the City Centre. The M6 motorway, junction 10, is approximately 5 miles southeast from the subject premises, providing excellent connectivity to the national motorway network.

## **DESCRIPTION**

The property comprises a five-storey commercial building with a modern concrete and glass facade. The building features large, double-glazed windows, allowing for ample natural light throughout each floor. Internally, the premises benefit from a high-specification office setup, including plastered and painted walls, suspended ceilings with integrated LED lighting, and air conditioning. Each floor offers flexible office space options and includes WC facilities and kitchen areas to accommodate business needs. The property is serviced with an elevator and has security systems in place, ensuring a secure and comfortable working environment. Externally, the building presents a professional corporate appearance with its prominent corner location, well-maintained grounds, and ample surrounding parking options. Its strategic location provides easy access to Wolverhampton's city center and public transport links.

## **ACCOMMODATION**

Please refer to the availability schedule below.

## **PLANNING**

Interested parties should contact Wolverhampton City Council Planning Department on 01902 556 026.

## **SERVICES**

We are advised all main services are connected to include mains gas, water and electricity.

Mason Young Property Consultants has not checked and does not accept responsibility for any of the services within this property and would suggest that any in-going tenant or occupier satisfies themselves in this regard.

## **ENERGY PERFORMANCE CERTIFICATES**

Details available upon request.

## **TENURE/RENT**

Please refer to the availability schedule below.

## **BUSINESS RATES**

Interested parties are advised to make their own enquiries to Wolverhampton City Council on 01902 551 166.

## **MONEY LAUNDERING**

The money laundering regulations require identification checks are undertaken for all parties purchasing/ leasing property. Before a business relationship can be formed, we will request proof of identification for the purchasing/ leasing entity.

## **VAT**

We understand that the property is elected for VAT.

## **LEGAL COSTS**

Each party to be responsible for their own legal costs incurred during this transaction.

## **VIEWING**

Strictly by prior appointment with sole agents, Mason Young Property Consultants.

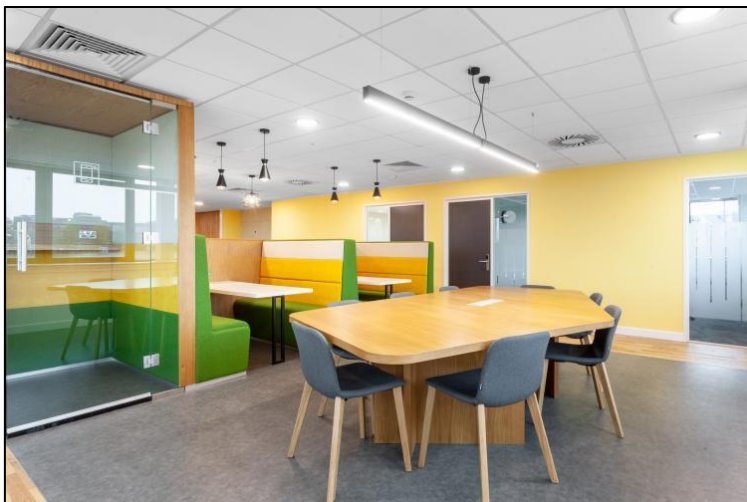
## **CONTACT DETAILS**

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## AVAILABILITY SCHEDULE

<b>OFFICE NUMBER</b>	<b>SQ FT</b>	<b>SQ M</b>	<b>RENT</b>
<b>Co-working Space</b>	25.8	2.4	£149pcm
<b>1 Person Office</b>	47.3	4.4	£269pcm
<b>2 Person Office</b>	67.8	6.3	£359pcm
<b>3 Person Office</b>	103.3	9.6	£529pcm
<b>4 Person Office</b>	113	10.5	£709pcm
<b>5 Person Office</b>	158.2	14.7	£989pcm
<b>6 Person Office</b>	168	15.6	£1,329pcm
<b>7 Person Office</b>	207.7	19.3	£1,419pcm
<b>*PRICES ARE SUBJECT TO VAT</b>			

## WHAT IS INCLUDED IN THE PRICES?

- Rent
- Business rates
- Service charge
- All utilities (electrics, water and gas)
- 24/7 access
- Fully Air Conditioned
- Business grade fibre internet
- All maintenance
- Cleaning
- Staffed reception
- Access to your home centres business lounge
- Access to Regus' 3000+ business lounges globally for free
- 2 hours free meeting room usage on the community meeting room (bookable on the day first come first serve)
- Networking events
- Exceptional customer service

