





# REGUS, 84 SALOP STREET, WOLVERHAMPTON, WV3 OSR 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 Woverhampton 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**

Arjamand Farooqui BSc (Hons) Tel: 0121 285 3535 Mob: 07929 410 481 Email: <u>af@masonyouna.co.uk</u>









Property Misrepresentation Act: Mason Young Property Consultants for themselves and for the vendors or lessors of this property, whose agents they are, give notice that: (I) these particulars are for guidance only and do not constitute any part of an offer or contract. (II) all descriptions, dimensions, references to condition and necessary permissions for use and occupation together with all other details are given in good faith and are believed to be correct. However, any intending purchasers or tenants should not rely upon them as statements or representations of fact and must satisfy themselves by inspection or whereins should not rely upon them as statements or representations of fact and gase. Jet correct: However, any intending purchasers or tenants should not rely upon them as statements or representations of fact and gase. Jet correct: (IV) make or give any representation or warranty whatsoever in relation to this property. (IV) reference to any ass, Jet circle all or ther fixtures, fittings, appliances or services have not been tested and no warranty is given or implied as to their availability, adequacy, condition or effectiveness. (V) makes otherwise stated all prices and rentals quoted are exclusive of any Value Added Tax to which they may be subject. (VI) Mason Young have not had the opportunity to inspect any title documentation and intending purchasers or tenants should verify the information through their legal advisor. (VII) information on Town & Country planning matters and Rating matters has been obtained by verbal enquiry only from the appropriate Local Authority. Prospective purchasers are recommended to obtain written information thereof. (VIII) No environmental adult or investigation has been carried out on the property and no Environmental Report has been inspection for asbestos and no Asbestos Register has been viewed. Potential purchasers/ tenants should satisfy themselves on the above matters through enquiries of their Surveyor/ Solicitor. (IX) Mason Young Property Consultants is the

## **AVAILABILITY SCHEDULE**

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

### 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