

# MASON YOUNG

PROPERTY CONSULTANTS ■

# TO LET

## TWO STOREY OFFICE PREMISES



**DENNING HOUSE, 1A GEORGE STREET,  
WOLVERHAMPTON, WV2 4DP**

**85 – 2,475 SQ FT (79 – 229.9 SQ M)**

- SELF-CONTAINED
- CENTRAL LOCATION
- MODERN PREMISES
- VARIETY OF USES (STP)

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

## **LOCATION**

The property is located in a prominent location fronting George Street in Wolverhampton. George Street is situated a short walk from the Wulfrun Shopping Centre which provides a variety of retail shops and eateries. Wolverhampton St Georges tram stop is located a short walk away and provides regular trams to and from Birmingham City Centre.

## **DESCRIPTION**

The property is a two storey traditional brickwork construction surmounted by a flat roof. The building internally benefits from carpet flooring, plaster & painted walls, suspended ceilings incorporating inset LED lighting, network points, gas central heating, a kitchen and WC facilities.

## **PLANNING**

Interested parties should contact City of Wolverhampton Council Planning Department on [planning@wolverhampton.gov.uk](mailto:planning@wolverhampton.gov.uk).

## **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**

The building is available on an inclusive basis exclusive of telecoms, full details of rents can be found in the table below. Terms to be agreed.

## **BUSINESS RATES**

The property is currently listed within the 2015 rating listing as have a rateable value of £18,250. Rates payable will be in the region of £8,741.75 per annum.

Interested parties are advised to make their own enquiries to City of Wolverhampton Council on 01902 555 802.

## **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 not elected for VAT.

## **LEGAL COSTS**

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

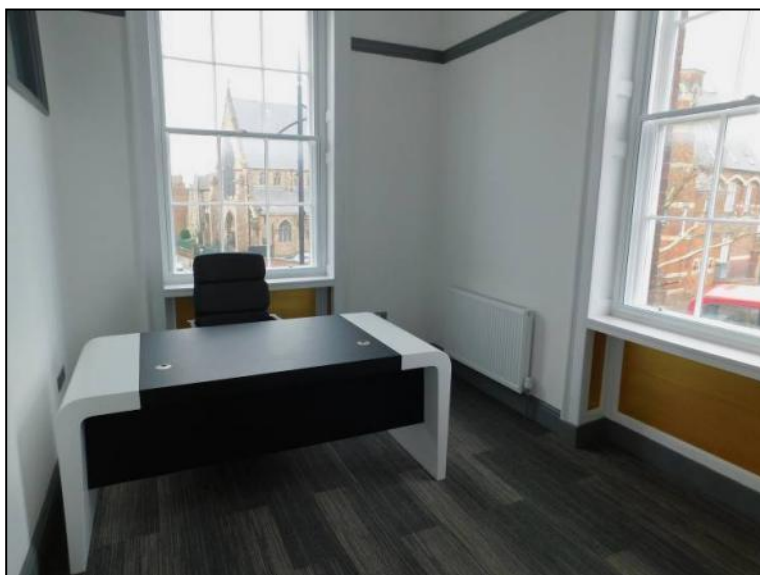
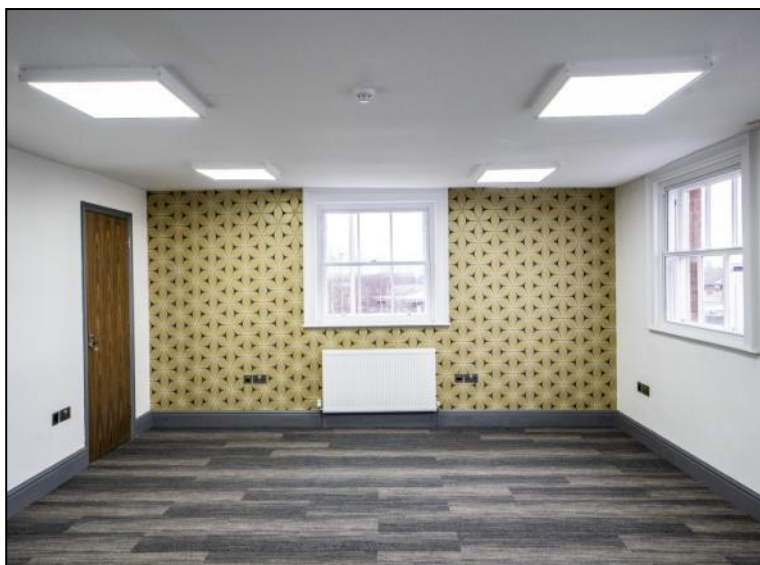
## **VIEWING**

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

## **CONTACT DETAILS**

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<b>OFFICE SUITES</b>	<b>SQ FT</b>	<b>SQ M</b>	<b>RENT PA</b>
Suite – 002	142	13.2	£3,550
Suite – 003	197	18.3	£4,925
Suite – 004	118	11.0	£2,950
Suite – 101	366	34.0	£9,150
Suite – 102	170	15.8	£4,250
Suite – 103	113	10.5	£2,825
Suite – 104	101	9.4	£2,525
Suite – 105	144	13.4	£3,600
Suite – 106	122	11.3	£3,050
Suite – 201	366	34.0	£9,150
Suite – 202	170	15.8	£4,250
Suite – 203	133	12.4	£2,825
Suite – 204	85	7.9	£2,125
Suite – 205	153	14.2	£3,825
Suite – 206	115	10.7	£2,875

<b>OFFICE SUITES</b>	<b>SQ FT</b>	<b>SQ M</b>	<b>RENT PA</b>
Ground Floor	457	42.5	£10,282.50
First Floor	1,016	93.4	£22,860.00
Second Floor	1,002	93.1	£22,545.00

<b>OFFICE SUITES</b>	<b>SQ FT</b>	<b>SQ M</b>	<b>RENT PA</b>
Whole Building	2,475	229.9	£50,000.00