

OFFICE PREMISES FOR SALE - INVESTMENT OPPORTUNITY

TENANTED INVESTMENT PROPERTY

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

1,310 sq ft (121.70 sq m)

///fever.amount.lofts



This building provides two floors of offices with a Net Internal Area of 1,310 sq. ft (122 sq. m).

The property [Title No: WM895707] 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 is available by way of assignment of the remaining long leasehold interest (998 Years from the 1st January 1995).

Key information:

Tenant: Liberty Support Services Ltd (Company No 07842105 – Experian Rating 100/100)

Term: Protected 5 year fully repairing and insuring lease dated 22nd December 2025.

Rent is £19,000.00 pa (£14.50 psf).

Utilities, Insurance, Maintenance, and Business Rates are payable in addition by the occupier.

Five allocated Parking Spaces.

EPC rated D-78 Certificate valid to 2030.

VAT is applicable.

Offers are invited in excess of £220,000.00 (8.6 % ARY)

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

Details created 01/26.

VIEWING STRICTLY BY APPOINTMENT ONLY – THIS IS OCCUPIED SPACE

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

