

## Premises To Let

Unit 2, Interchange 10, Railway Drive, Wolverhampton, WV1 1LD



- Prime office, retail & leisure space
  - Flexible terms offered
- Available for immediate occupation

For further details or to arrange a viewing, please contact: [Sundip.Patel2@wolverhampton.gov.uk](mailto:Sundip.Patel2@wolverhampton.gov.uk)

## **Description**

The premises benefits from a wide double-glazed frontage and is located in the heart of the City's interchange hub. It adjoins and is part of the i10 and i11 office, retail and leisure development along with the newly constructed i9 building opposite. In immediate proximity is Wolverhampton's new railway station, bus station and the metro line providing an ideal location for high footfall.

## **Unit area**

91 m2 NIA (979.5 sqft)

## **Location**

The premises is located in the position shown on the plan, shaded pink, overleaf.

## **User**

The premises fall within Use Class E & sui generis of the Town and Country Planning (Use Classes) (Amendment) (England) Regulations 2020

## **Rent**

POA

## **Service Charge**

POA

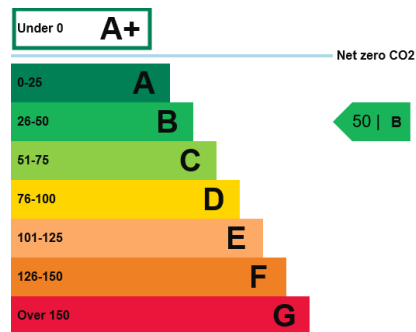
## **Business Rates**

£21,750 (Rateable value) Rates payable £10,853

Interested parties are advised to contact the City of Wolverhampton's Business Rates on 01902 555 802 to verify the above.

## **EPC**

The Energy Performance rating of the premises is "B". A full copy of the certificate is available upon request.



## **Support**

Various forms of assistance may be available to businesses looking to locate or expand in Wolverhampton. For further information please contact the Council's Business Development Team:

[business.development@wolverhampton.gov.uk](mailto:business.development@wolverhampton.gov.uk)

## **Black Country Growth Hub**

The Growth Hub offers a variety of events, drop-in sessions, business services and information for businesses looking to grow. Additionally, there is customised support available designed to address manufacturing SMEs specific needs enabling them to compete and achieve sustainable growth.

For further information:

[www.bcgrowthhub.com](http://www.bcgrowthhub.com)

01902 321 272

## **Services**

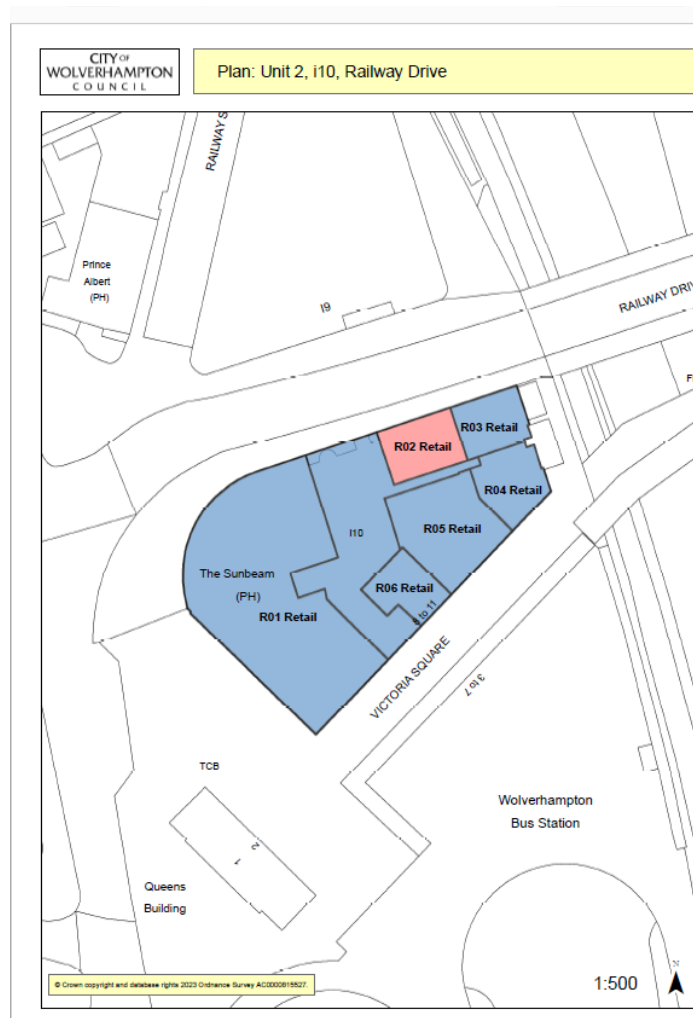
Both electricity and water are available at the premises. Prospective tenants are advised to make their own enquiries in respect of existing and available service

## **Internal layout**



Misrepresentation Act 1967. These particulars are intended as a general guide only and do not constitute any part of an offer or contract. All details are given without responsibility on the Council or its officers. All parties should satisfy themselves as to the accuracy of all statements and representations made before entering into any agreement. No employee of the City of Wolverhampton Council has authority to make or give any representation or warranty in relation to the property.

## Location Plan – Unit 2



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