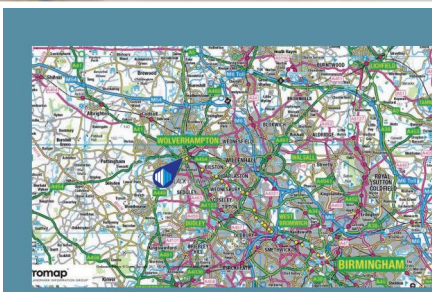
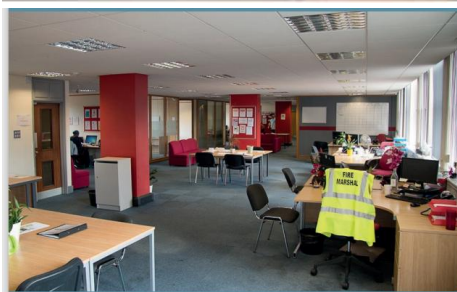


## Commercial for Sale - Guide Price £4,000,000

Waterloo Road, Wolverhampton, WV1 4DJ



### KEY FEATURES

- INVESTMENT • YIELD - 8.98% • PRIME CITY CENTRE LOCATION • 77 SECURE CAR SPACES ON SITE • ASSET MANAGEMENT OPPORTUNITIES • EACH FLOOR HAS ITS OWN BATHROOM • POTENTIAL TO ACHIEVE 9.43% YIELD • DEVELOPMENT OPPORTUNITY • POTENTIAL FOR 65 FLATS

## Description

Waterloo Court is a multi let office building arranged over ground and five upper floors. It also a further vacant caretaker's flat on the sixth floor.

The building also has 77 car spaces on site. The car park has a security controlled system.

The offices have a ground floor reception and 8 person passenger lifts to access all upper floor offices.

There are WCS on each floor with male and female WCS on alternate floors for customers to use.



## Location

Wolverhampton lies in the north west of the west midlands. It is a major commercial centre. Walsall is located 5 miles to the east, Birmingham is located 15 miles to the south east and Telford 18 miles to the west. The city itself has good road communication with Junction 10 of the M6 (4 miles to the east) and Junction 1&2 of the M54 (4 miles to the north).

The most convenient railway station has direct access to London, via Birmingham New Street with a journey time of 1hr 40 minutes

