

## TO LET Former First Floor Gym

First floor, 41 Birmingham Road  
Wolverhampton WV2 3LQ



### Contact

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## Location

The premises sit fronting the A4123 Birmingham Road approximately 0.3 mile south of the intersection with the A4150 City Ring Road and 0.5 mile south of Wolverhampton city centre.

Birmingham Road is one of the main arterial roads that connects Wolverhampton to Birmingham, approximately 16.7 miles to the south east, and benefits from approximately 88,000 vehicle movement per day.

Nearby occupiers include Aldi, Costa Coffee, Homebase and Iceland. There is also St John's Retail Park adjacent with occupiers including Next and PC World, with the Mander Centre a short walk.

## Description

The premises comprise of first floor accommodation above a dealership operated by Westway Nissan. The building is of a concrete frame construction and clad with profile metal sheet cladding.

Internally, the first floor has concrete floors and a mixture of breezeblock and concrete walls, under a domed concrete trussed roof with halogen lighting. Access to the first floor is via a separate entrance on the site adjacent to the Nissan showroom, with an internal staircase leading to the first floor.

The property benefits from both electricity and water supply, while also having both male and female WCs and a separate disabled WC.

## Accommodation

The property comprises the approximate following area:

	Sq m	Sq ft
<b>Total first floor</b>	<b>2,542.67</b>	<b>27,352</b>
Parking	13 spaces	

Note: The above areas have been calculated in accordance with the RICS Code of Measuring Practice on an approximate gross internal basis and must be verified by interested parties.

## Terms & Tenure

The property is available by of a new lease for a term to be agreed.

## Rating

The property is not currently listed but will be re-assessed once a tenant is in occupation.

Interested parties are advised to make their own enquiries to the local authority.

## Energy Performance

Energy Performance Asset Rating: TBC.

## VAT

All figures quoted are exclusive of Value Added Tax which will be charged at the prevailing rate.

## Viewing

Strictly by appointment with the sole agents.

## City centre location

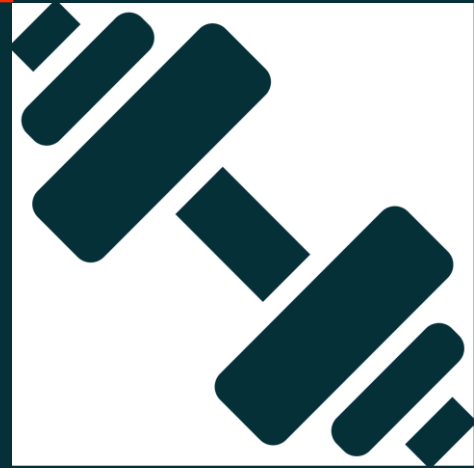
**88,060 daily vehicle movements**

**Self contained with designated entrance**

**2,542.67 sq m  
(27,352 sq ft)**

**Potential for a variety of uses, subject to planning**





For further details contact:  
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