

ZENITH WOLVERHAMPTON

OPPORTUNITY • QUALITY • ADAPTABILITY • EFFICIENCY

LET

**A HIGH SPECIFICATION,
SELF-CONTAINED CONTROL CENTRE BUILDING
30,612 SQ FT (2,843.8 SQ M) GIA**



The building provides highly resilient and secure accommodation arranged over three floors, comprising office space, double height central control room and areas of specialist plant and equipment. The site is fully secured with a gatehouse, double fencing and comprehensive CCTV coverage.

SPECIFICATION:

- Fully fitted air-conditioned office accommodation
- Fully fitted double height comms room with potential to add mezzanine
- Suspended ceilings with metal ceiling tiles
- LG7 fluorescent lighting
- Carpeted raised flooring
- Full catering/canteen facilities on ground floor with further kitchenettes on upper floors
- A secure fenced environment with gatehouse and CCTV
- 74 secure car parking spaces plus 6 visitor spaces (potential to increase provision to 114 spaces) and dedicated bicycle storage
- Very competitive lease terms
- Suitable for a variety of alternative uses, including data centre, contact centre and HQ office functions



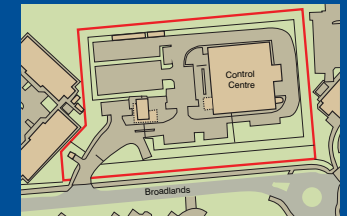
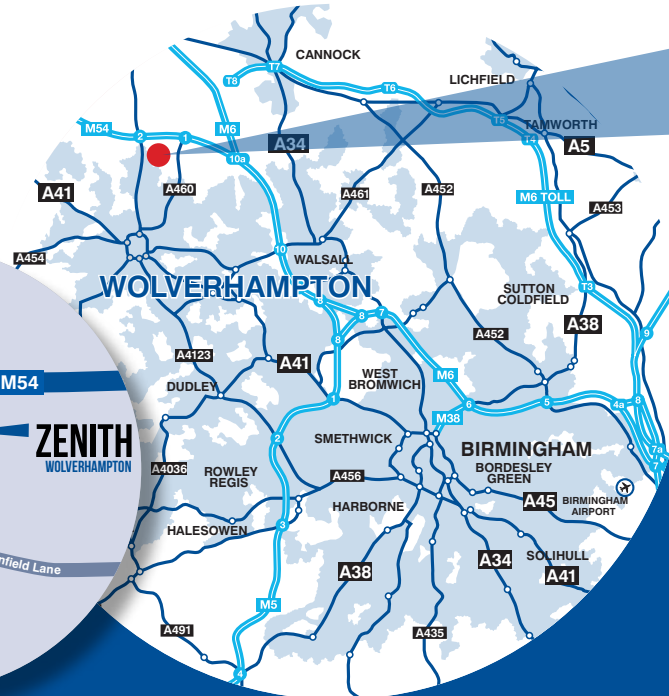
UNIT 4, WOLVERHAMPTON BUSINESS PARK, WOLVERHAMPTON WV10 6TB

WWW.ZENITHCONTROL.CO.UK

Zenith Wolverhampton is ideally positioned within Wolverhampton Business Park immediately off Junction 2 of the M54 – just four miles from Wolverhampton city centre. Existing occupiers at Wolverhampton Business Park include RBS, HSBC, Bromford Group and ATOS Origin.

Offering an established business setting, the park also provides a number of onsite facilities including a Virgin Active, Whitbread pub, Premier Inn and child day nursery.

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ACCOMMODATION SCHEDULE

GIA		sq ft	sq m
Main building	Ground Floor	13,227	1,228.8
	First Floor	13,230	1,229.1
	Second Floor	3,544	329.2
Gatehouse		611	56.8
TOTAL		30,612	2,843.8

TERMS

The property is held under a lease for a term of 25 years from 31 December 2007 and is available on a sub lease or assignment basis.

RENT

Upon application.



visit www.zenithcontrol.co.uk for further information

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