

# ST GEORGE'S HOUSE

WOLVERHAMPTON      WV2 1EZ



superb offices in one of Wolverhampton's best buildings  
**TO LET up to 12,021 sq ft**



LOXTON DEVELOPMENTS



# WHY MOVE TO ST GEORGE'S HOUSE?



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- your staff will love it! -

St George's House is a top quality, refurbished building which staff will really like – which means you can attract and retain quality staff at all levels. It is a smart modern building which will enhance your organisation's credibility and help build business.

Constructed in 1996 and completely refurbished, it offers superb value for money for a Grade A quality building – rent, service charge and excellent parking.

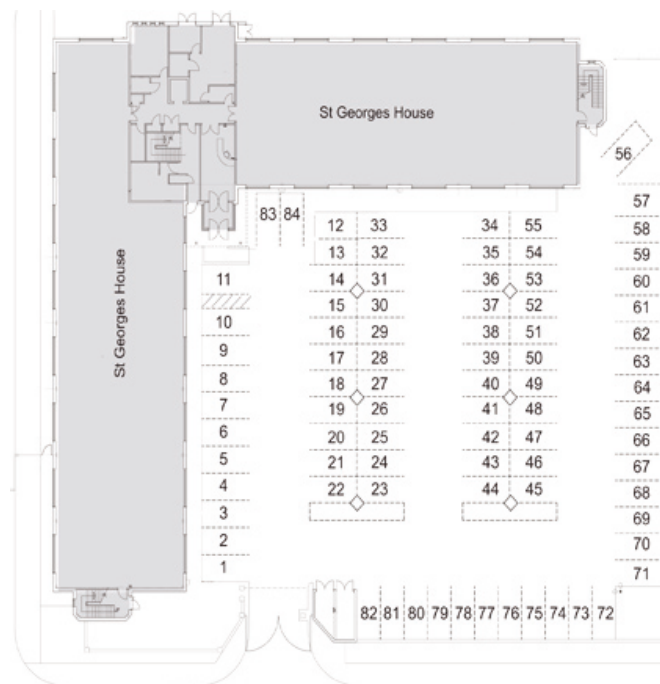
Come and take a look!

- GREAT LOCATION
- SECURE GATED SITE
- GRADE A SPACE
- FULLY REFURBISHED
- RAISED ACCESS FLOORING
- VRV AIR CONDITIONING
- GENEROUS ONSITE CAR PARKING



# KEY FEATURES

- Fully refurbished Grade A specification open plan space
- Walking distance to city centre and all public transport
- Excellent parking – 84 onsite spaces,  
- 1 space per approximately 280 sq ft



- Secure site – gated, CCTV, lighting, access control, alarm
- Fully accessible for disabled
- Windows all round – light and airy space, easy to subdivide
- Good floor to ceiling heights c2.7m
- High efficiency LED lighting  
with occupancy sensors and daylight dimming
- New emergency lights
- New carpets
- Redecorated
- Energy efficient VRV air conditioning system heating  
and cooling - each fan coil unit separately controllable
- Air conditioning separately controlled for each suite

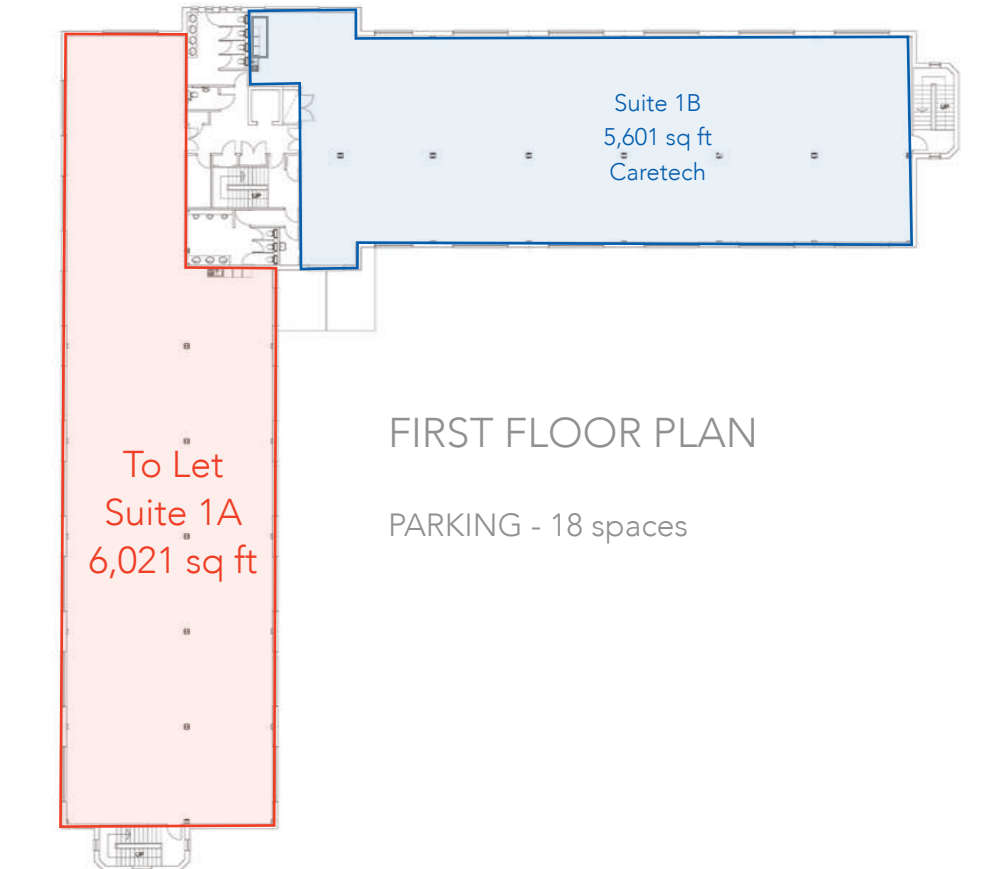
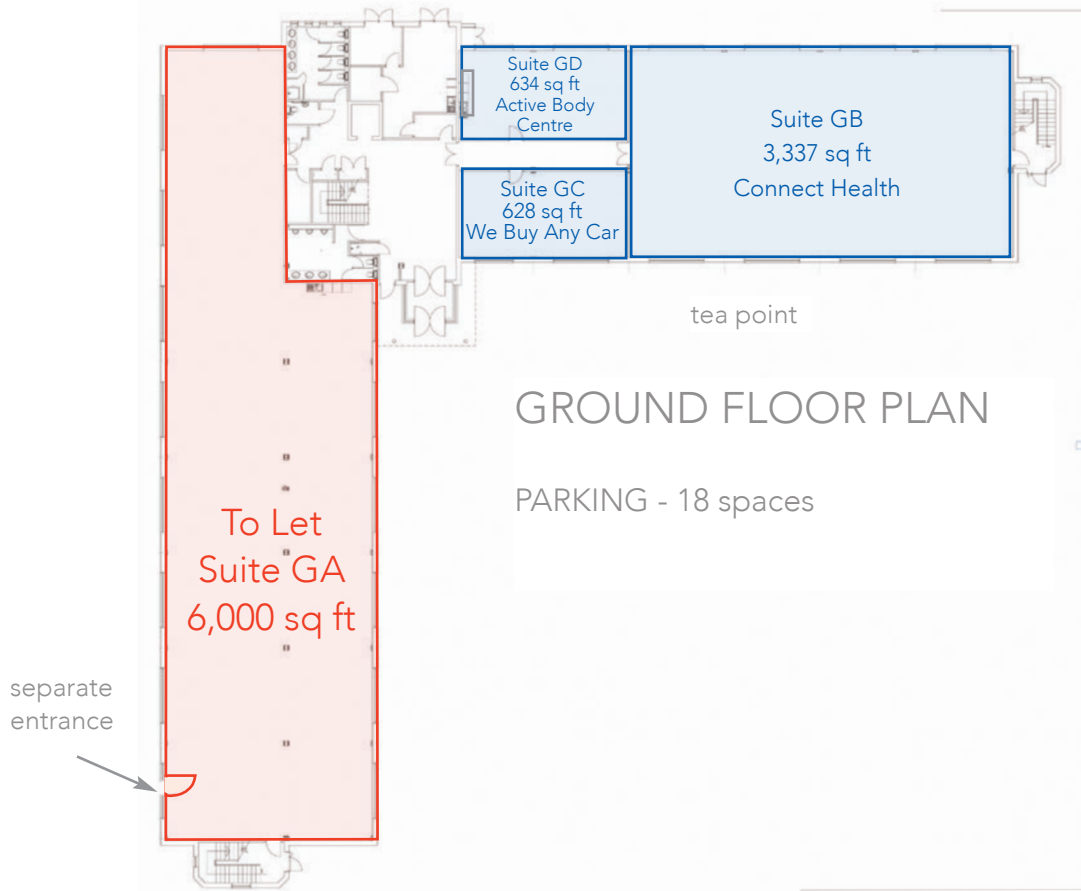
## KEY FEATURES CONTINUED

- Integrated fresh air system for each suite with energy efficient heat recovery
- Separate metering of power for each suite
  - you only pay for what you use
- Metal raised access floor – total flexibility
- Floor boxes, 1 to 10m<sup>2</sup>
  - each with 2 x double 13A outlets and data plate
- Underfloor electrical tracks and distribution boards
- Intruder alarm with separate zones for each suite
- Paxton access control to barrier, main doors and suite doors
- Intercom to suites from barrier and entrance
- Refurbished reception, lift and common areas
- Fire alarm
- High definition CCTV
  - 8 cameras externally, 2 internally with monitoring
- Double glazed windows
- Toilets with waterless urinals
- 2 showers and 2 disabled WCs with alarms
- New access barrier with access control and intercom
- Car park marked out and all spaces numbered
- LED external lighting with sensors and timer





# SPACE AVAILABLE



# YOU ARE IN CONTROL

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## HIGH SPEC OFFICES



VRV air conditioning with separate control for each suite and each fan coil unit in ceiling

LED lights



access control



intruder alarm

new electrics including underfloor tracks and distribution boards

kitchen area

integrated fresh air system with heat recovery

double glazing

opening windows with locking handles

moveable floor boxes in metal raised access floors

- SEPARATE AIR CONDITIONING SYSTEM FOR EACH SUITE  
– you control your environment

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- SEPARATE METERING FOR EACH SUITE  
– you control costs and only pay for what you use

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- SEPARATE PAXTON ACCESS CONTROL FOR EACH SUITE  
– you control who accesses your suite

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- SEPARATE ALARM ZONE FOR EACH SUITE  
– you control your security

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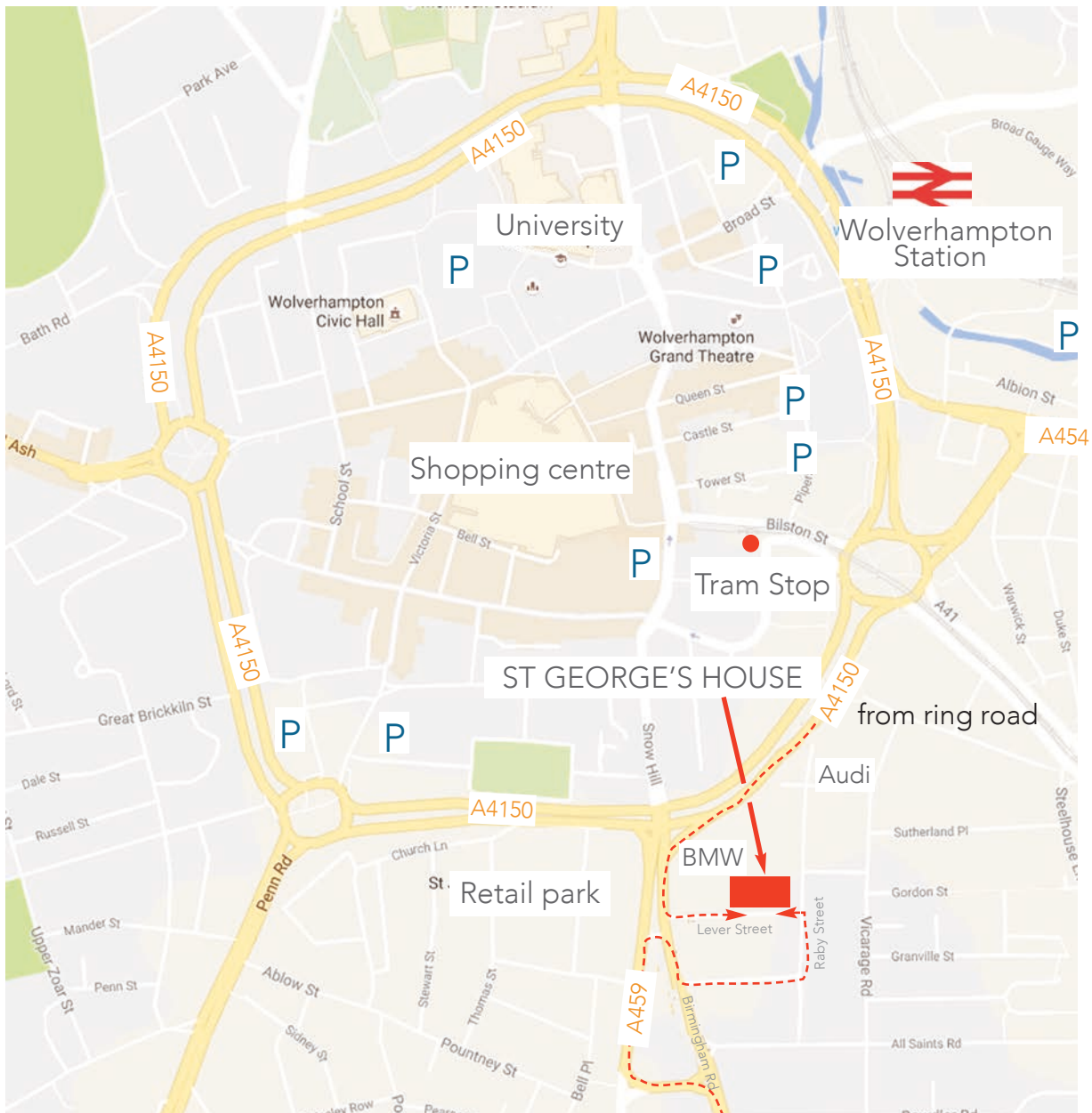
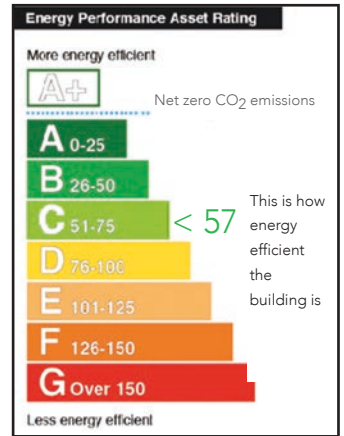
- SEPARATE KITCHEN AREA FOR EACH SUITE  
– you control your comfort!

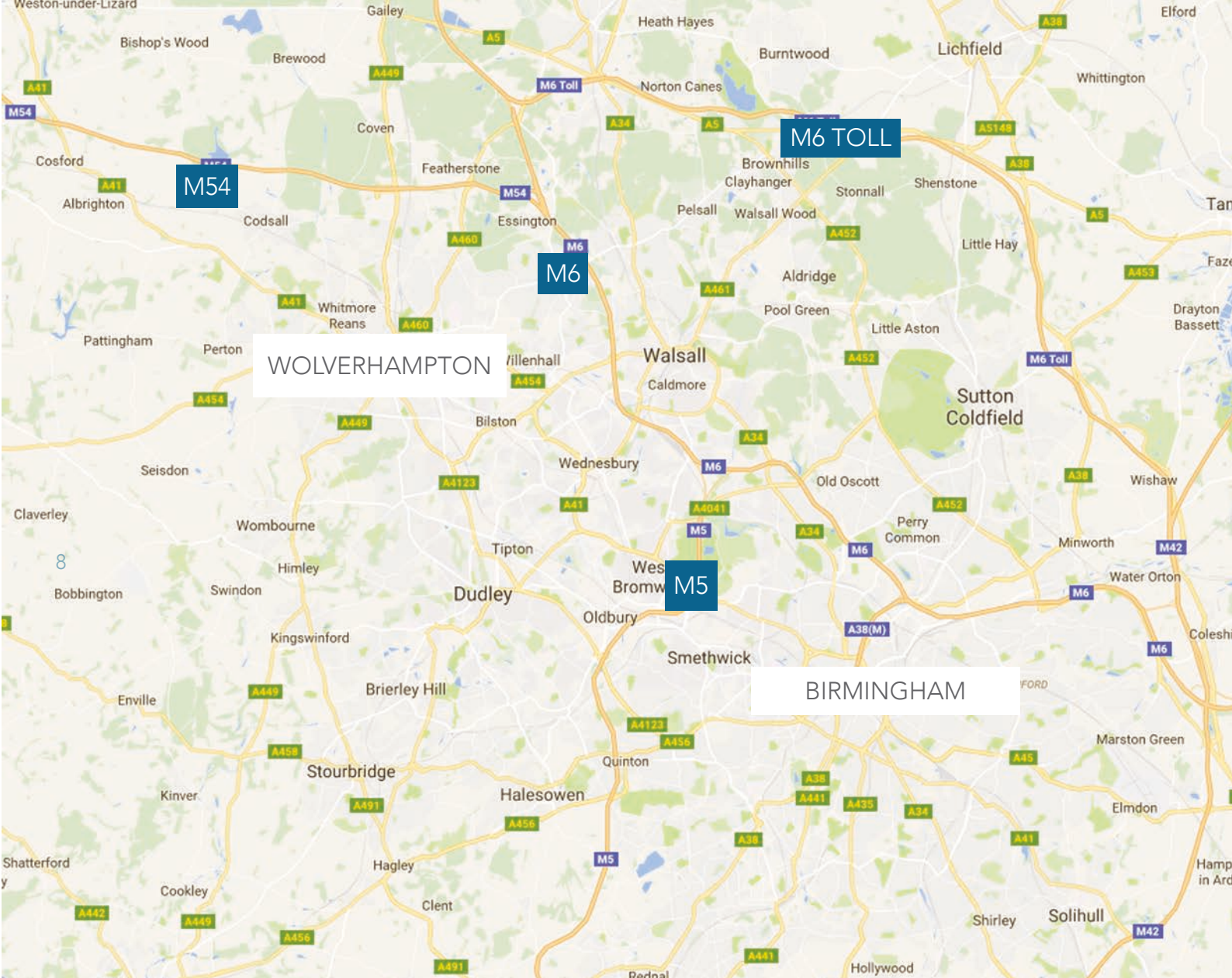
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# BRILLIANT LOCATION IN CENTRAL WOLVERHAMPTON



## EPC





- Close to motorway network - M5, M6, M54
- c30 minutes drive from Birmingham Airport
- Ideal access point for West Midlands
- Good public transport - rail, bus, tram
- Numerous inexpensive car parks - from £1 per day
- Large pool of quality staff
- Short walk to Wolverhampton town centre and station







# OUR QUALITY TENANTS

YOU'LL BE IN GOOD COMPANY WITH OTHER LOXTON TENANTS

Active Body Centre	Direct Source Healthcare	Optima Health
Alfa Lavell	Dovedale Fleet Logistics	Orange
Alstom	EE	Pacific Solutions International
Arcus Solutions	Exactech	Pearson TME
ASC Connections	Fairway Training	Post Office
Aspiration Training	Footprint	Rachel Maclean MP
Atos	Folk Bistro	Relating Dots
Baqus	Geospatial Insight	Salus
Bickerton Brothers	Goodrich Technologies	Secretary of State for Housing
Broadstone Pensions	H3G	Seetec Pluss
Carbrey Group	Hi-Light Café	Sigma Financial
Caretech Community Services	ICS Cool Energy	Slimstock
10 Cavell Nurses Trust	ICE Creates	Southern Football League
CBRE	Inspired Care Services	Teens in Crisis
Citibank	Learndirect	TME
City Sightseeing	Loop Scorpio	Version 1 Solutions
Cleansing Service Group	Mott Macdonald	Victim Support
Colston Media	Newcross Healthcare	Vodafone
Connect Health	Network Rail	White Cross Dental
Controlo Cargo	NHS Let's Talk	We Buy Any Car
Cruise.co.uk	NHS Property Services	
Datatech	Note Machine	
	Open Range Data Services	

## WHAT OUR TENANTS SAY

'Mark, I have enjoyed working with you immensely and as I have said on a number of occasions, you are probably the best landlord that one could wish for.'

Julian Capewell,  
Bruton Knowles

"Finally, I would like to thank you for all your support and being such a great landlord. I wish you the very best into the future. Very much appreciated."

"We have arrived and settling in fast. All has gone well and we thank you for your assistance in that.

I feel it appropriate to offer some feedback on our experience to date: all that was agreed / promised has been promptly provided by yourselves and Kathy has been exemplary and provided full support and assistance during our migration, a refreshing experience all round."



# LOXTON DEVELOPMENTS

## OFFICE BUILDINGS WITH A PERSONAL TOUCH

ALCESTER • COLESHILL • DERBY • GLOUCESTER • REDDITCH • SWINDON • WOLVERHAMPTON





# MODERN OFFICE SPACE

## St George's House, Lever Street, Wolverhampton WV2 1EZ

**LEASE** The suites are available on new leases on terms to be agreed.

**TERM** Negotiable.

**RENT** Negotiable depending on lease term and tenant covenant strength based on £15.50 per sq ft.

**FIXED SERVICE CHARGE OPTION** The service charge is fixed (subject to annual RPI increases) so the tenant can budget accurately and has no risk associated with the building.

**INSURANCE** Tenants pay building insurance.

**BUSINESS RATES** Payable by the tenant. Each suite is separately rated.

**FITTING OUT** Depending on the lease we may be able to handle any partitioning or fitting out required, including installation of data cabling, broadband and furniture.

**LEGAL COSTS** Each party to be responsible for their own. VAT Payable on all figures quoted.

**VIEWING** By appointment with Loxton or the letting agents.

**SUBJECT TO CONTRACT**



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NOTICE: The particulars are intended as a general guide only and do not constitute any part of an offer or contract. All descriptions, dimensions, references to conditions and necessary permissions for use and occupation, and any other details are given without responsibility. Intending tenants or purchasers should satisfy themselves as to the accuracy of all statements and representations before entering into any agreement. No employee of Loxton Developments or Bulleys or Avison Young or any other joint or other agent has any authority to make or give any representation or warranty in relation to the property.