



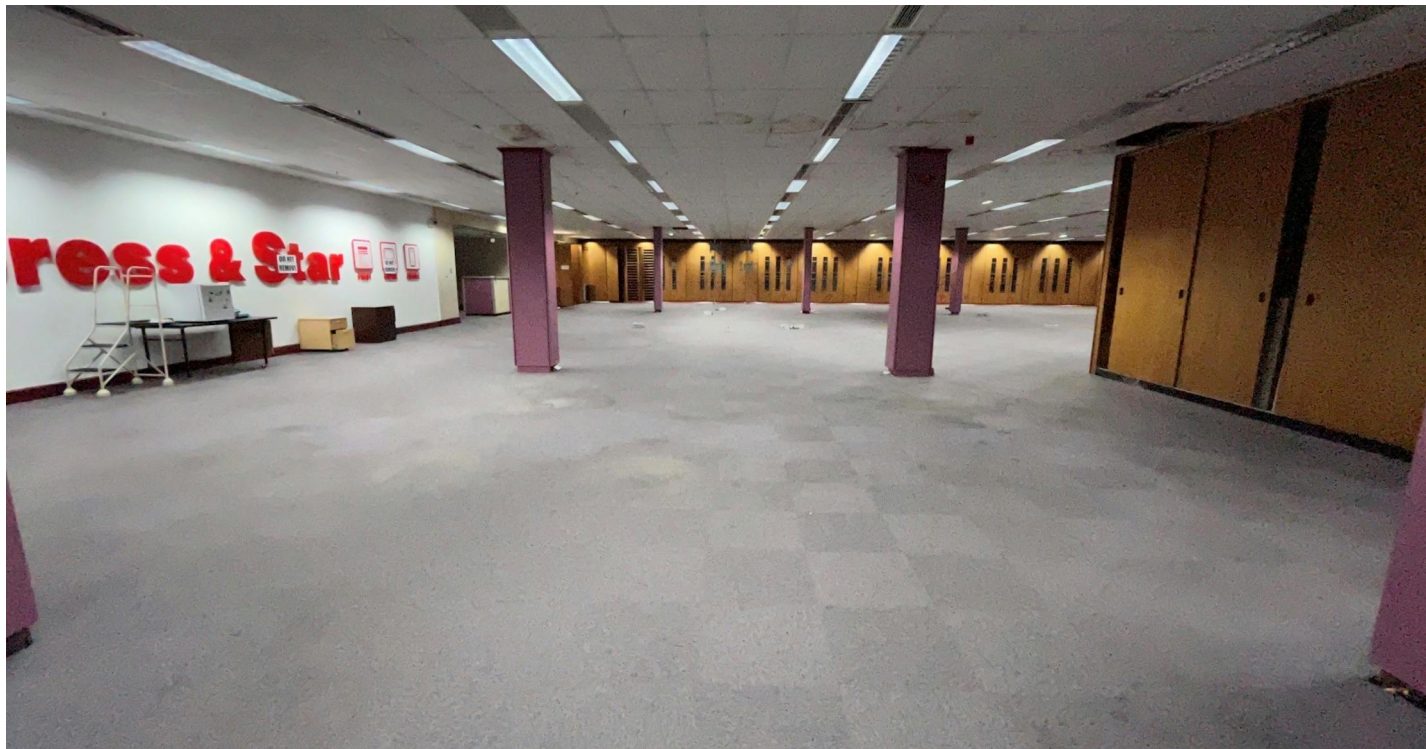
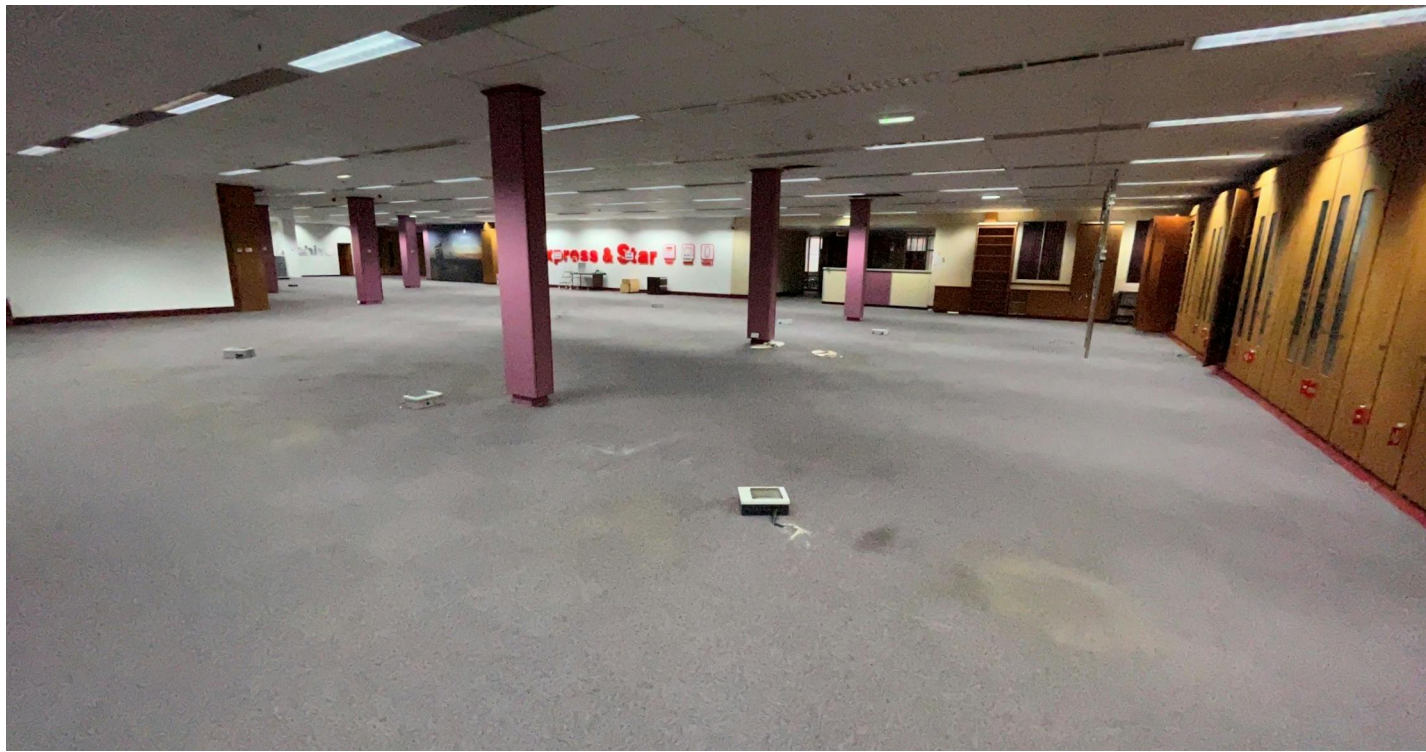
THE NEWSPAPER BUILDING, 51-53 QUEEN STREET, WOLVERHAMPTON,
WV1 3BJ

OFFICE TO LET | 5,000 TO 20,300 SQ FT

SIDDALL JONES
COMMERCIAL PROPERTY CONSULTANCY

Prime City Centre Offices within Characterful Building

- City Centre Location
 - Character Features
 - Connectivity to Transport Links
 - Amenity in Immediate Vicinity
 - Flexible Space
 - Variety of Specifications Available
 - Passenger Lift Access
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DESCRIPTION

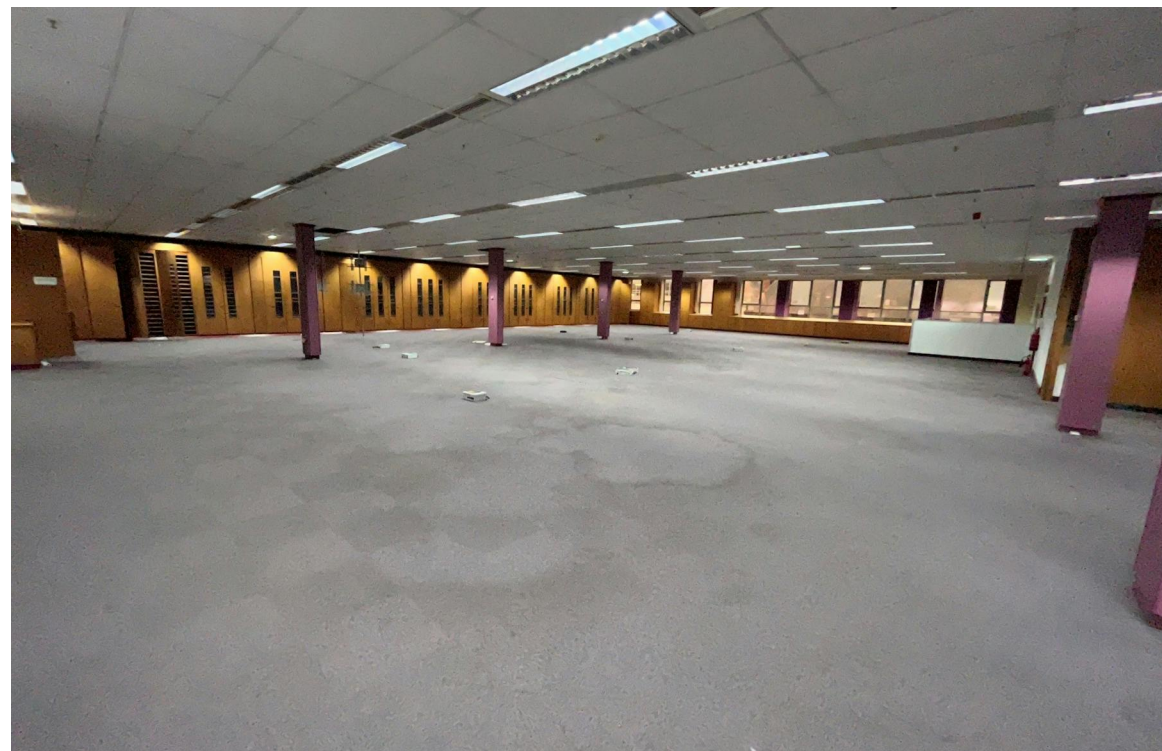
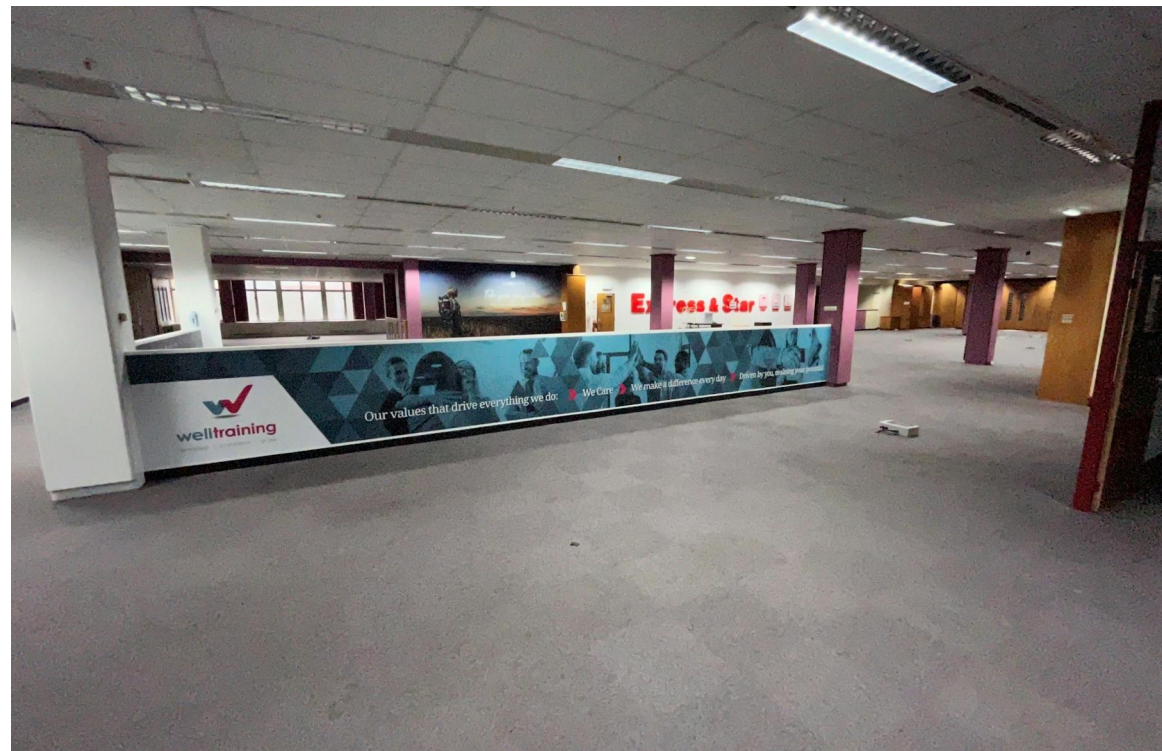
Discover a unique opportunity to work from one of Wolverhampton's most iconic buildings. The Newspaper Building, former home of the Express & Star, located in the heart of the city centre, offers historic charm, making it the perfect setting for businesses looking for characterful office space with a distinctive identity. The building itself was influenced by Art Deco design, with large windows and clean lines typical of this period.

The Newspaper Building fronts Queen Street, with a grand entrance into a reception area, that retains a number of characterful original features. Passenger Lifts provide easy access to the office floors above.

The office comprises a large open plan floor plate which can be offered as a whole, or split to suit a variety of occupiers, such as non-residential institutions or alternative provision education.

The suite typically benefits from carpet flooring, glazed windows, inset LED lighting, storage, W/C and kitchen facilities. However, works can be undertaken to bring the space to an agreed specification.

Amenity within the building includes a recently opened cafe / bar, with a unisex hair salon due to open in the near future. Further F&B space is being marketed within the building to provide a greater and more diverse offering.

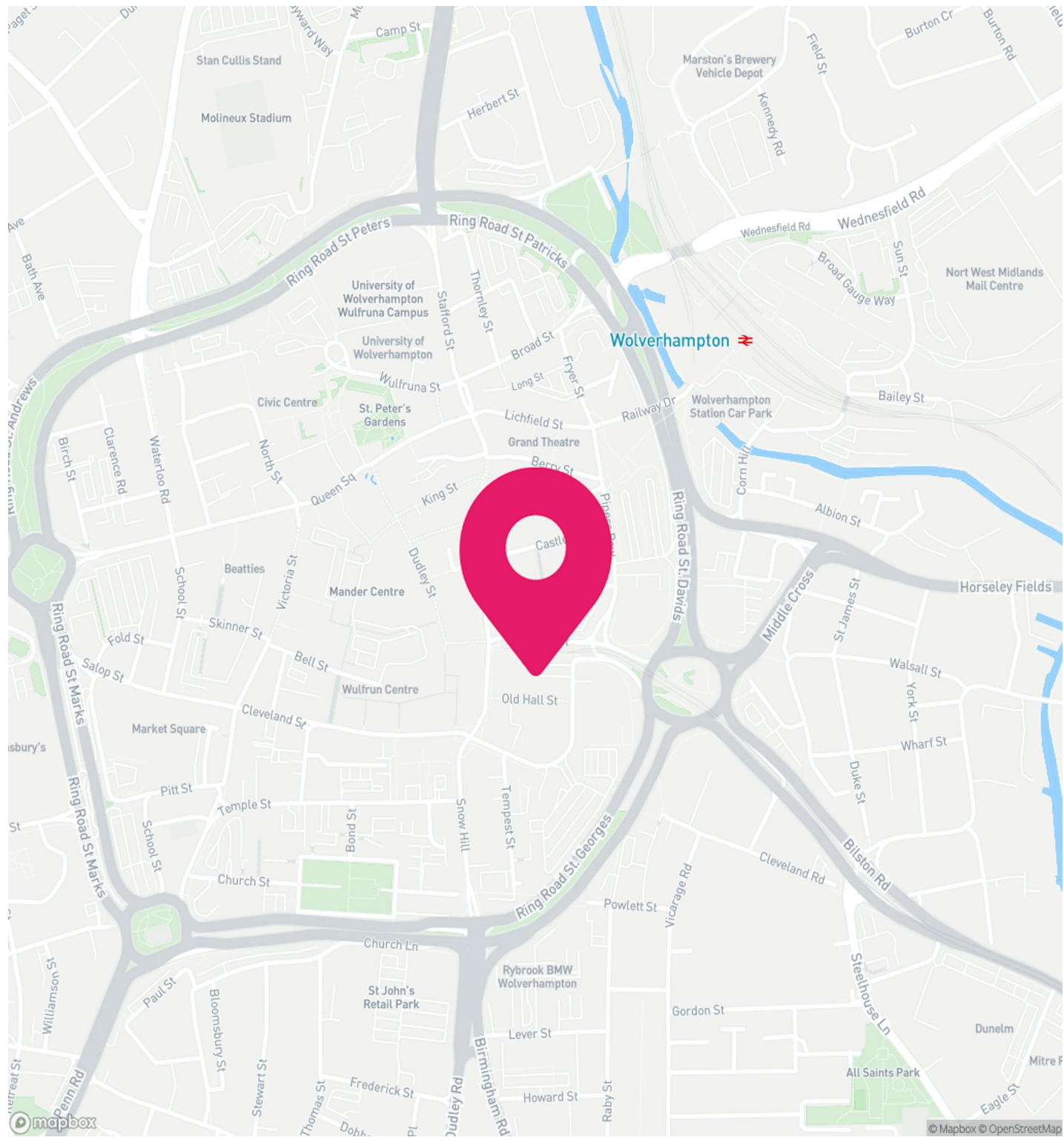


LOCATION

The building is prominently located on Queen Street in the heart of Wolverhampton City Centre. Located just a short walk from Wolverhampton's main transport links, including the railway, tram, and bus stations, the Express & Star Building offers excellent connectivity to the wider Midlands and nationally.

The unit is surrounded by plenty of amenity, with a variety of shops, restaurants, and cafes, providing plenty of options for lunch or post-work relaxation. The premises is a short walk from part of the City's main shopping centre, where numerous local and national operators are represented, including McDonalds, Starbucks and Metro Bank.

Wolverhampton is located approximately 18 miles North West of Birmingham.





AVAILABILITY

Name	sq ft	sq m	Availability
1st	5,100	473.81	Available
2nd	10,100	938.32	Available
3rd	5,100	473.81	Available
Total	20,300	1,885.94	

TERMS

The property is available on a new lease, for a term of years to be agreed, with price on application.

SERVICE CHARGE

A service charge is levied in respect of the upkeep and maintenance of communal areas.

VAT

All prices quoted are exclusive of VAT, which we understand is payable.

ENERGY PERFORMANCE CERTIFICATE

Available upon request from the agent.

SERVICES

We understand that the building has the benefit of all main services connected on, or adjacent to the subject property.

The agent has not tested the suitability of the connections and recommends that all interested parties carry out their own investigations as to their suitability.

ANTI MONEY LAUNDERING

The successful applicant will be required to provide two forms of ID to satisfy anti-money laundering protocols.

AVAILABILITY

The property is available immediately upon completion of legal formalities.

VIEWINGS

Strictly via the sole agent Siddall Jones.

VIEWINGS

Viewings are strictly via the letting agent Siddall Jones.

CONTACT

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