



South Staffordshire
BUSINESS HUB

South Staffordshire Commercial Estates



Office Accommodation To Let

First Floor, Unit 4, Element Court, Hilton Cross
Business Park, Wolverhampton, WV10 7QZ





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DESCRIPTION

The accommodation comprises of an open plan office with small, partitioned meeting rooms and kitchenette facilities.

The property forms part of an Estate of 8 self-contained office units. There are 7 on-site car parking spaces for the First-Floor accommodation.

LOCATION

Element Court is situated on Hilton Cross Business Park, Wolverhampton. Hilton Cross Business Park is a well-established and popular commercial area approximately 5 miles north of Wolverhampton City Centre.

The property benefits from excellent connections to the motorway transport system including the M54 (Junction 1), M6, M6 Toll and M5. The Business Park has direct access from the A460 Cannock Road (a primary route between Wolverhampton and Cannock) onto the M54.

SERVICES

A service charge is levied to cover the costs in services.

BUSINESS RATES

The current rateable value of the property is £18,000.00.

Rates payable based on 2024/25 multipliers are:

Small Business (49.9p) = £8,982.00

Interested parties are advised to contact the Councils Taxation team at Taxation@sstaffs.gov.uk to verify the above and whether they qualify for small business rates relief.

LEASE TERMS

The property is offered on a full repairing and insuring basis for a term of 3 years (negotiable). All units are insured on a common policy by the Council and the costs recovered from tenants.

Heads of Terms available upon request

PROPERTY AREA

1,688 sq ft GIA (156.87m²)

RENTAL

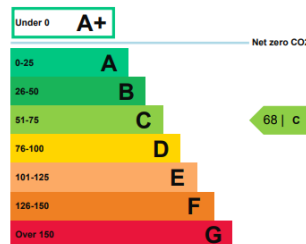
Offers in the region of £25,500 per annum exclusive are invited. (£2,125.00 per calendar month)

VAT

Vat is applicable to this site.

EPC

Energy performance rating of C



VIEWINGS

Strictly by the prior appointment with the Commercial Team CommercialDevelopment@sstaffs.gov.uk

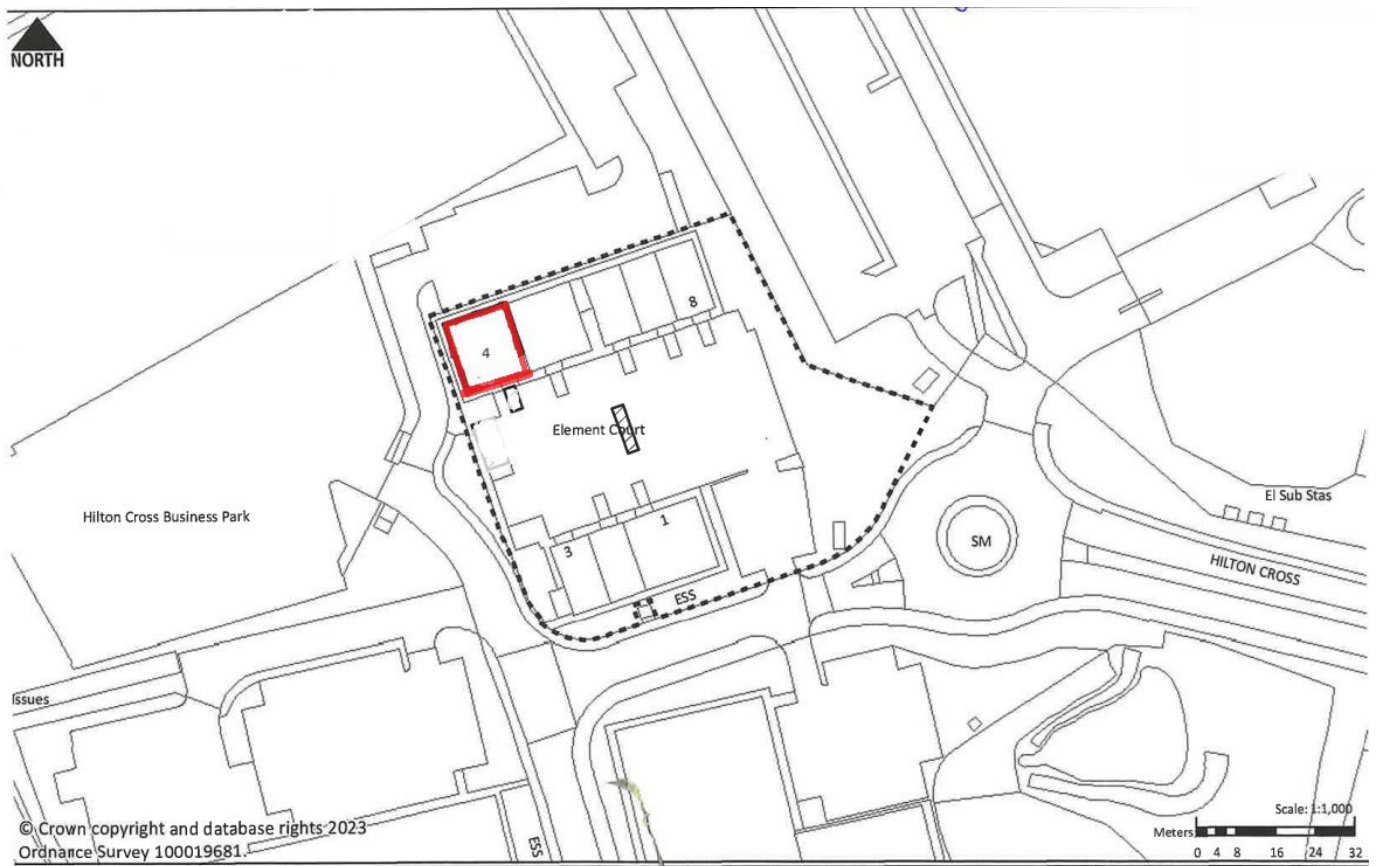


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SITE PLAN



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Ordnance Survey 100019681.

Author: Digital Services
Date: June 2023

Office 4 Element Court Hilton Cross Business Park Featherstone



South Staffordshire Council hereby state that these particulars do not constitute any part of an offer or contract and none of the statements in any of these particulars are to be relied upon as representations of fact. Any intending lessee must satisfy themselves as to the correctness of the statements contained in these particulars and it should be treated as a guide only.



South Staffordshire Council



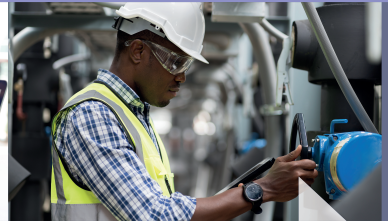
Funded by
UK Government

Enterprise in South Staffs

Connect • Start • Grow

South Staffordshire Council is committed to supporting local businesses.

Through the UK Shared Prosperity Fund, the council offers a comprehensive range of support programmes, services and events for all businesses across South Staffordshire whatever your business age, size or sector.



Start

Start in South Staffs provides practical advice and guidance for budding entrepreneurs and businesses which have been trading for up to two years.

New businesses can benefit from a bespoke programme of support and workshops designed to equip new business owners with the fundamental tools and knowledge required to run a successful business.

Eligible businesses may also be able to access grant funding of up to £1,000 to support with start-up costs.

Strive for success

Strive for success is a business growth programme designed to assist existing businesses trading for two years and over realise their growth potential.

Businesses will receive one to one support and have the opportunity to work with a growth specialist through a bespoke series of workshops focusing on the importance of business planning.

Eligible businesses can apply for a grant of up to £7,000 to support their growth aspirations.



Innovate

The Rapid R&D Assessment and Innovation Generator is a fully funded programme delivered in partnership with Staffordshire University. This programme has been exclusively designed for businesses in South Staffordshire looking to advance or improve their innovation within their organisation.

The programme includes 1-2-1 diagnostic support from a dedicated Business Consultant, the opportunity to apply for an innovation grant of up to £3,000 and attendance at various workshops led by experts.



Business Partnership

The Business Partnership unites businesses and public sector partners to network, share knowledge and best practice.

The partnership has five objectives to support local businesses and our economy.

The Business Partnership holds a series of free events throughout the year including business clinics and themed networking events.

It's free to become a member of the Business Partnership.



Green Solutions

Green Solutions is a programme that offers support to businesses in South Staffordshire to take action to reduce greenhouse gas emissions and energy costs.

Eligible businesses have the opportunity to attend free Carbon Literacy training and apply for grant funding of up to £20,000, following from the Energy Efficiency review.



www.sstaffs.gov.uk/south-staffordshire-business-hub

Email: businesshub@sstaffs.gov.uk

SCAN
here!

