

**DEANS GATE IS A SELF-CONTAINED OFFICE BUILDING WHICH HAS BEEN RECENTLY REFURBISHED TO A VERY HIGH SPECIFICATION.**

This landmark Grade II listed property is attractive and prominent and dates back to the early 18th Century, it has a retained listed façade and period features.

Office accommodation is provided on ground, first and second floors.

The property benefits from modern LED Lighting , Raised Floors, Passenger Lifts, Conference Room and Boardroom, and an Exclusive 'tenants and guests only' Business Lounge.

**EVERYTHING IS INCLUDED\***

Whichever office space you choose, one simple price provides all of this.....

**Key Features**

- Unique period Grade II Listed Building.
- 28 Luxury Serviced Offices, all with external windows and natural daylight.
- Parking for upto 82 cars.\*\*
- Conference and Meeting Rooms - with Video Conference Facilities.
- Two Passenger Lifts - On either side of the building.
- Exclusive 'tenants and guests only' Business Lounge.

**Security, CCTV, Access Control and Intercom Systems**

- Electronic gated entrance & exit, front & rear.
- Manned Reception Concierge Service.
- Equipped with cutting edge HD IP CCTV System.
- A state of the art Monitored Access Control System is fitted to all Entrances, Office Suites & Communal Areas. The building is also equipped with an Intercom for all Internal & Exit Points.

**Network and IT Security**

- Each office has its own private network, eliminating the need for additional cabling, switches and routers.
- All offices are protected by advanced hardware firewalls and secure gateways.
- Fibre broadband available in every office, ensuring that every office has a reliable, super-fast lease-line connection (100mbps download and 100mbps upload).
- Communal Wi-Fi is available site wide for internet access.

**Latest Technology VOIP based Telephone Systems**

- Each office will have state of the art VOIP based Telephone system.
- Options available, including call recording etc. For any specific requirements please contact us.
- VOIP Telephone infrastructure - Hardware not included\*\*\*



**Kitchenette & Facilities**

Each Floor has a Contemporary Fitted Kitchenette with:-

- Fridge Freezer
- Quooker - Constant Hot Water Tap - Providing Boiling 100° Hot Water Instantly
- Dyson 'V' Hand Dryer
- Storage Cupboards
- Sink Basin

**Office/s**

- All Utility Bills included
- Office cleaning & communal areas included
- Super Fast Lease-Line connection (100mbps download and 100mbps upload)
- Conference and Meeting Rooms - Bookings via an online diary system
- Video Conferencing
- Manned Concierge Reception

- With the exception of any business rates the following is included in the annual rent charge.
- \*\* Parking based on sqft taken
- \*\*\* Hardware pricing available on requirements



**FLOOR PLANS**

**GROUND FLOOR**

OFFICE	SIZE
G1	430
G2	356
G3	701
G4	270
G5	322
G6	412.2
G7	440

Sizes in Square Feet



Main Reception

Executive Business Lounge  
Tenants & Guests only

Conference / Meeting Room

Serviced Office

**FIRST FLOOR**

OFFICE	SIZE
F1	401
F2	269
F3	269
F4	355
F5	355
F6	624
F7	613
F8	377
F9	366
F10	366
F11	344

Sizes in Square Feet



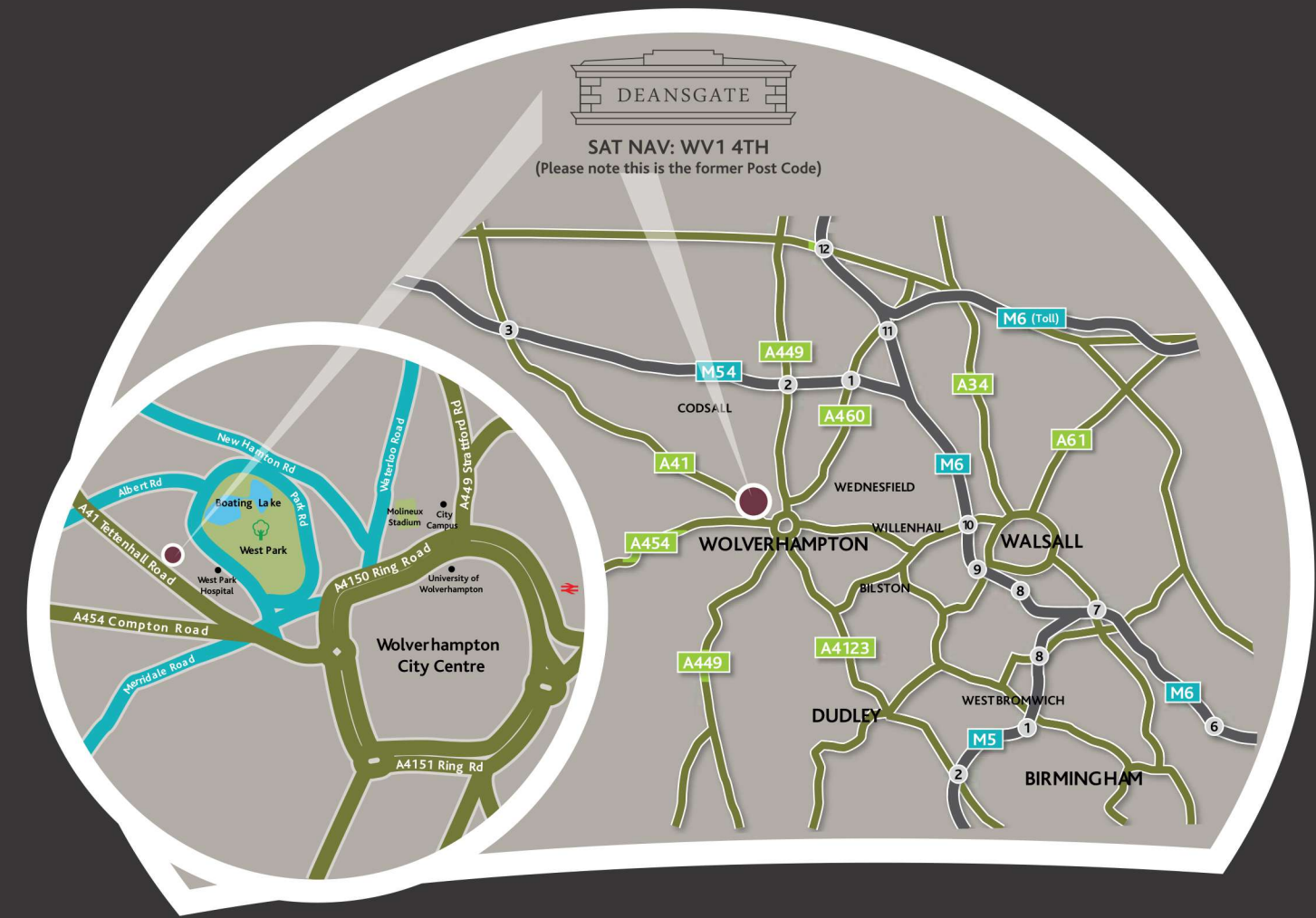
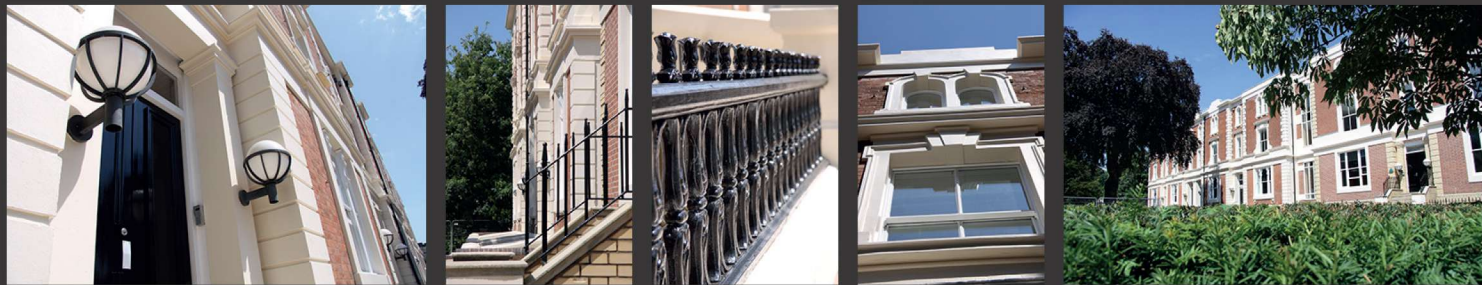
**SECOND FLOOR**

OFFICE	SIZE
S1	415
S2	288
S3	269
S4	386
S5	290
S6	624
S7	613
S8	336
S9	258
S10	226
S11	260
S12	359

Sizes in Square Feet







## LOCATION

Deansgate occupies a prominent location on the A41 Tettenhall Road within an established and popular office quarter in Wolverhampton.

The property lies approximately one mile north west of Wolverhampton City Centre. Junction 10 of the M6 motorway is 6.4 miles west and Junction 2 of the M54 motorway is 4.5 miles north of the property.

Deansgate also has excellent access to local amenities including a new Sainsburys superstore which incorporates a café and gym facilities.

## TRAVEL TIMES

Train times from Wolverhampton  
Virgin / West Coast Main Line

Birmingham	21 minutes
London	1 hour 49 minutes
Manchester	1 hour 20 minutes
Birmingham International	44 minutes

Drive times from Wolverhampton

Birmingham	43 minutes
London	2 hours 49 minutes
Manchester	1 hour 42 minutes
Birmingham Airport	48 minutes
East Midlands Airport	1 hour 7 minutes

Source: AA Route Planner / The Trainline



[www.deansgateoffices.co.uk](http://www.deansgateoffices.co.uk)

For Further information or to arrange a viewing, please contact us:



Deansgate | 62 - 70 Tettenhall Road | Wolverhampton | WV1 4TH  
E: [info@deansgateoffices.co.uk](mailto:info@deansgateoffices.co.uk)

[deansgateoffices.co.uk](http://deansgateoffices.co.uk) T: 01902 793382

ALL INCLUSIVE LUXURY SERVICED OFFICES AVAILABLE  
IN TETTENHALL, WOLVERHAMPTON