



CHARTERED SURVEYORS

Please call us

01384 456789

Canalside, 9A Narrowboat Way
Dudley, West Midlands, DY2 0XQ



1 The Mill, Stuart Works, High Street, Wordsley DY8 4FB

TO LET

OFFICES

Size
1,391 sq ft (129 sq m)

Rent
£16,000 per annum

On site car parking

Adjoins a canal

"Character" Listed building

Period features - cast iron

pillars etc.

Available July

<http://www.sellers-surveyors.co.uk/qmlink2353>

Location

The site is prominently located on Camp Hill, Wordsley, opposite the historic Red House Cone and adjoining the Stourbridge Canal. Stourbridge Town Centre is within 3 miles. The Motorway Network is accessible via Junction 2 and 3 of the M5 at Oldbury and Halesowen respectively.

Description

Stuart Works comprises a mixed use Listed development situated in the historic area of Wordsley. The development includes The Museum of Glass which will complement other tourist attractions of the area, preserving the rich heritage of the glass industry.

Suite 1 The Mill comprises a refurbished ground floor open plan office which benefits from a double glazed aluminium framed frontage, carpeting, double glazed windows, ceiling mounted lighting, cast iron pillars and wall mounted electric heaters. A toilet and kitchenette are included.

On site car parking is available.

Accommodation (Net Internal Area) approx.

1,391 sq.ft (129.3 sq.m).

Rent

£16,000 per annum exclusive.

V.A.T.

The rent is not currently subject to V.A.T.

The Lease

The property is available with the benefit of a new lease on an internal repairing basis for a term to be agreed. The lease will incorporate a service charge provision to cover the repair/maintenance of all common areas etc. The landlord insures the building and recovers the premium back from the tenant. The lease will be excluded from the Security of Tenure provisions of the 1954 Landlord & Tenant Act.

Rating Assessment

TBC

Fixtures and Fittings

All usual trade fixtures and fittings and those not mentioned in these particulars are expressly excluded from the letting.

Energy Performance Certificate

EPC rating - C

Viewings

Strictly via the Sole Agents - Sellers Chartered Surveyors.

Matthew Pearcey - 07764 269803.

matthewpearcey@sellers-surveyors.co.uk

Additional Images



Additional Images

