

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



64 Hagley Road, Stourbridge DY8 1QD

TO LET

OFFICES

Size
1,308 sq ft (122 sq m)

Rent
£19,500 per annum exclusive

On site car parking

'Double fronted' property within
walking distance of

Stourbridge Town Centre

New lease available

Location

The property is prominently located at the junction of Hagley Road and Union Street. Stourbridge Town Centre is within a quarter of a mile. The Motorway Network is accessible via Junctions 3 and 4 of the M5 at Halesowen and Bromsgrove.

Description

The double fronted brick built two and part single storey property comprises a range of private and open plan rooms with ground floor toilets and a kitchen.

The property is landscaped and benefits from approx. 5 on site car parking spaces.

Accommodation (Nett Internal Area)

Ground Floor: 607 sq.ft. (56.42 sq.m.)

First Floor: 701 sq.ft. (65.12 sq.m.)

1,308 sq.ft. (121.54 sq.m.)

Services

All mains services except gas are connected.

The heating comprises a range of wall mounted night storage and electric heaters with air conditioning to part.

Note: The Landlords/Agents have not tested the services/heating systems.

Rating Assessment

Rateable Value: £11,750.

U.B.R. 51.2p in the £ (2024/25).

Lease Terms

The premises are available with the benefit of a new lease on a full repairing and insuring basis for a term to be agreed.

Rent

£19,500 per annum exclusive.

V.A.T.

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

Fixtures and Fittings

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

Energy Performance Certificate

EPC Rating - to follow.

Viewing

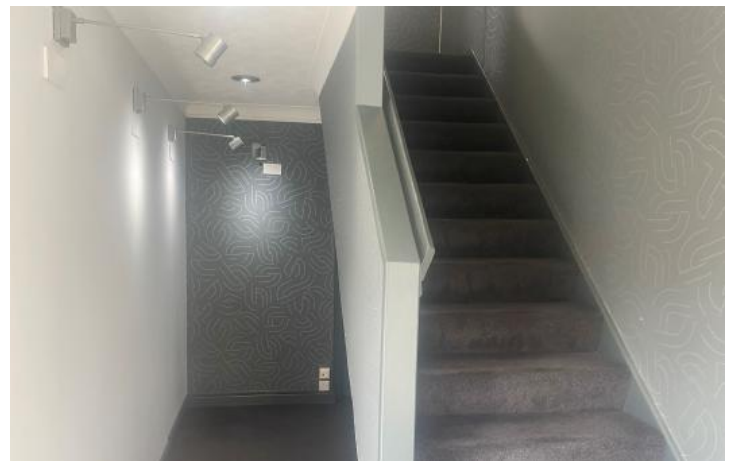
Strictly by prior appointment with the Sole Agents.

Matthew Pearcey - 07764 269803

matthewpearcey@sellers-surveyors.co.uk

MISREPRESENTATION ACT 1967: Sellers for itself and for the vendors or lessors of this property whose agents they are give notice that the particulars are a general outline only for the guidance of intending purchasers or lessees, and do not constitute an offer of contract. All descriptions and any other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of them. No employee of Sellers has any authority to make or give any representation or warranty whatever in relation to this property.

Additional Images



Additional Images

