

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



Copthall House, 1 New Road, Stourbridge DY8 1PH

TO LET

OFFICES

Size
5,067 sq ft (471 sq m)

Rent
£43,687 per annum exclusive

1st Floor and Part 3rd Floor

Contemporary office suites

Allocated parking to the rear

Prominent landmark building
fronting Stourbridge ring road

Within walking distance of Stourbridge
Town railway

<http://www.sellers-surveyors.co.uk/qlink2666>

Location

Copthall House is prominently located on the Stourbridge ring road a short walk from the town centre.

Junctions 3 and 4 of the M5 motorway are approximately 8 miles away.

Stourbridge is connected to the national railway network and direct trains to Birmingham and London are available from Stourbridge Junction.

Description

Copthall House is a four storey landmark office building in Stourbridge town centre.

The office suites are situated to the first and third floor. It is serviced by a lift and benefits from double glazing, gas central heating and kitchenette facilities.

Male and female toilets are available.

There are 15 allocated onsite car parking spaces which are accessed from Union Street.

Accommodation (Nett Internal Area) approx.

First Floor - 4,212 sq.ft. (391.43 sq.m.)

Part Third Floor - 845 sq.ft. (78.5 sq.m.)

Total 5,067 sq.ft (469.93 sq.m)

Service Charge

A service charge is payable for the upkeep and maintenance of the common areas.

Rent

£43,687 per annum exclusive.

Lease Terms

Available by way of an assignment of the existing lease which expires on 16th October 2029.

Rating Assessment

Available upon request.

V.A.T.

The rent etc. is subject to V.A.T.

Energy Performance Certificate

EPC ratings - to be confirmed.

Viewing

Strictly via the Sole Agents

Sellers Chartered Surveyors - 01384 456789

Matthew Pearcey - 07764 269803

matthewpearcey@sellers-surveyors.co.uk

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