

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



Davies House Business Centre, 4 Lowndes Road, Stourbridge,

## TO LET

### OFFICES

**Size**  
92 sq.ft. - 1,948 sq.ft.

**Rent**  
See Attached

92 sq.ft (9 sq.m) - 1,861 sq.ft (173 sq.m)

High specification accommodation

'All inclusive rents'

Close to Stourbridge Town Centre

Electric car charging points

EPC Rating - A

<http://www.sellers-surveyors.co.uk/qlink2492>

## Location

The premises are located close to Stourbridge Town Centre, approached from Stourbridge Ring Road via Enville Street. The surrounding area includes residential, industrial/warehouse uses, a large medical centre and a small private hospital facility.

Stourbridge Town Centre is within 5 minutes walking distance.

## Description

The offices benefit from the following.

Receptionist facility (during standard business hours)  
Access 7am - 8pm Monday to Saturday  
Canteen/break out room  
Charging points for electric cars  
Lockers  
Car parking  
Showers  
Gym  
Fire alarm  
Cabling for I.T.  
Shared boardroom  
Fibre broadband  
Bio-mass heating system  
Intruder alarm system  
Cat. 5 & 6 lighting to most areas

## Accommodation/Rents

Please note the Schedule attached.

## Terms

The rooms are available with the benefit of a new flexible agreements on an internal repairing basis for a term to be agreed.

## Rents

Please note the Schedule attached.

The rents are inclusive of the following - electricity, heating costs, cleaning of the common areas, receptionist, car parking, business rates etc.

## V.A.T.

V.A.T. will be levied on the rent etc.

## Energy Performance Certificate

EPC rating - A.

## Fixtures and Fittings

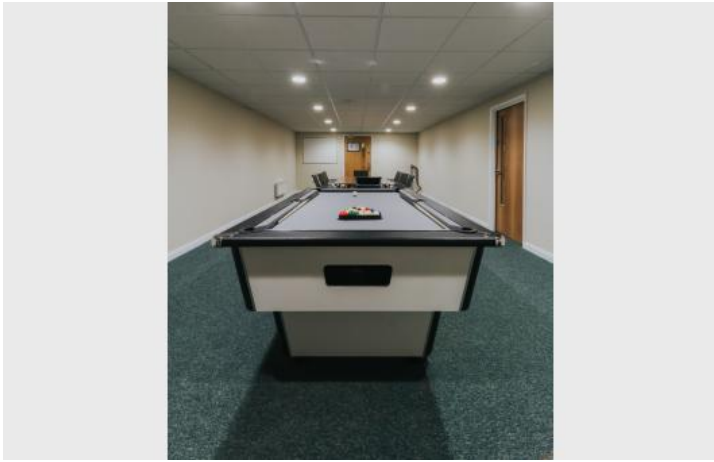
All usual tenants fixtures and fittings and those not mentioned in these particulars are expressly excluded from the lettings.

## Viewing

Strictly via the Sole Agents

Sellers Chartered Surveyors  
Matthew Pearcey  
07764 269803  
matthewpearcey@sellers-surveyors.co.uk

## Additional Images



## Additional Images

