

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



F2 Hagley Court South, The Waterfront, Brierley Hill DY5 1XE

FOR SALE

OFFICES

Size
2,443 sq ft (227 sq m)

Purchase Price
£375,000

Two storey building

Newly refurbished ground
floor suite

Suitable for an owner occupier
or investor

Car parking

Location

The premises are located within the Waterfront office development (location plan attached). The Merry Hill Shopping Centre is situated close-by. The Waterfront comprises a modern, landscaped office development. Leisure and restaurant facilities are located within walking distance.

The Motorway Network is accessible via Junctions 2 and 3 of the M5 at Oldbury and Quinton respectively (5 miles approx.)

Description

The development comprises modern offices close to the canal marina.

The two storey building comprises of two self contained mainly open plan suites with separate male and female toilets to each floor. The building benefits from aluminium framed double glazed windows. The ground floor suite has recently been refurbished to include a suspended ceiling with inset LED lights and carpeting.

4 no. private car parking spaces are available in conjunction with unrestricted car parking to the communal car park.

Accommodation (Nett Internal Area) approx.

Ground Floor - 1,259 sq.ft. (11.01 sq.m.)

First Floor - 1,184 sq.ft. (110.04 sq.m.)

Total 2,443 sq.ft. (227.04 sq.m.)

Rating Assessments

2023 Rateable Value: £10,250 (ground floor).

2023 Rateable Value: £9,800 (first floor).

U.B.R. - 51.2p in the £(2023/2024).

Service Charge

A service charge is payable in respect of security/landscaping etc. in respect of the overall office development.

Tenure

Long leasehold - 150 years from 21/03/1989 at a peppercorn ground rent.

Purchase Price

£375,000.

V.A.T.

V.A.T. will be levied on the purchase price.

Energy Performance Certificate

EPC rating - to follow.

Viewing

Stirctly via the Joint Agents

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

and

Michael Johnson & Co.
01384 395323
michaeljohnson5@btconnect.com

Tom Johnson - 07794 784370
tom@michaeljohnsonandco.com

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Additional Images



Location Map

