



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

TO LET

OFFICES

Size
1,206 sq ft (112 sq m)

Rent
£15,000 per annum

First Floor Offices

Modern specification

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 suite itself comprises of a large open plan office and a private offices. The suite benefits from raised access flooring, suspended ceilings with concealed lighting and aluminium framed double glazed windows. There are separate male and female toilets and a kitchen.

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

Accommodation (Nett Internal Area)

1,206 sq.ft. (112.04 sq.m.) nett internal area.

Rating Assessment

Rateable Value: £9,800.

U.B.R. (2023/2024) - 51.2p in the £.

Lease Terms

Available with the benefit of a full repairing and insuring lease for a term of years and rent review pattern to be agreed. The lease will also incorporate a service charge provision to cover security/landscaping etc. in respect of the overall office development and, in respect of the offices themselves, the repair/maintenance of common areas, central heating etc.

Rent

£15,000 per annum exclusive.

V.A.T.

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

Legal Costs

Each party to bear their own.

Energy Performance Certificate

EPC rating - D.

Viewing

Strictly via the Joint Agents.

Sellers Chartered Surveyors - 01384 456789

Matthew Pearcey - 07764 269803
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and

Michael Johnson & Co. - 01384 395323
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