



CHARTERED SURVEYORS

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



First Floor Offices - Orchard House, Planks Lane, Wombourne WV5 9HE

TO LET

OFFICES

Size
515 sq ft (48 sq m)

Rent
£10,000 p.a. exclusive

Independent access from Planks Lane.

Central heating/kitchenette.

Secure rear car parking

Location

The property is located at the junction of Planks Lane and Stanham Close, Wombourne.

Description

With independent access from Planks Lane, the first floor comprises an open plan office with kitchenette and toilet. The office benefits from UPVC framed double glazed windows. The suite is centrally heated via a gas fired boiler.

One car parking space is situated to the rear with access via an electrically operated security gate.

Accommodation

515 sq.ft. (47.88 sq.m.) Net Internal Area approx.

Services

All mains services are connected.

Lease Terms

The suite is available by way of a new lease on an internal repairing/decorating basis for a term to be agreed. The lease will incorporate a service charge provision to cover the repair/maintenance of all common areas etc.

Rent

£10,000 per annum exclusive.

V.A.T.

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

Rating Assessment

Rateable Value - £8,700.

U.B.R - 43.2p in the £(2026/2027).

Fixtures & 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 - B.

Viewing

Strictly via the Sole Agents - Sellers Chartered Surveyors

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Additional Images



Additional Images

