

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



Maypole House, Maypole Street, Wombourne WV5 9JB

TO LET

OFFICES

Size
389 sq ft (36 sq m)

Rent
£6,500 per annum exclusive

Rooms 1 and 2

Refurbished Ground Floor Offices

Pleasant Village location

Gas central heating/UPVC framed
double glazed windows

On site car parking

Location

Maypole House is prominently located on Maypole Street, Wombourne. The building overlooks the village green and tennis courts.

Description

The refurbished building benefits from gas fired central heating, UPVC double glazed windows, suspended ceilings incorporating modern anti glare lighting and a hard wearing floor covering and carpeting. The suite has its own kitchen and toilet.

There is a communal entryphone system to the main entrance.

2 No. car parking spaces.

Accommodation (Net Internal Area)

389 sq.ft. (36.15 sq.m.)

Rating Assessment

2017 Rateable Value: £4,500.

2023 Rateable Value: £4,750.

U.B.R. - 51.2p in the £ (2023/24)

Small business rates relief may be available.

Lease Terms

Available with the benefit of a new lease on an internal repairing/insuring basis for a term to be agreed.

Rent

£6,500 per annum exclusive.

Service Charge

A service charge is payable towards refuse collection, window cleaning, cleaning of communal areas, gardening etc.

V.A.T.

The rent etc. is currently not subject to V.A.T.

Services

All mains services are connected. The electricity is purchased direct from the landlord.

Energy Performance Certificate

EPC Rating - D.

Viewing

Strictly via the Sole Agents - Sellers Chartered Surveyors - 01384 456789

Matthew Pearcey - 07764 269803

matthewpearcey@sellers-surveyors.co.uk

Additional Images

