



Navigation Point, Unit 6 Waterfront Business Park DY5 1LX

TO LET / FOR SALE

OFFICES

Size
23,304 sq ft (2,165 sq m)

Purchase Price
On Application

Rent
On Application

Modern refurbished offices

VRF heating/cooling system

EPC - A Rating

84 on site car parking

Modern business park environment

Central Atrium

Location

Waterfront Business Park comprises an established office and light industrial park comprising 9 self contained buildings. Nearby occupiers include Royal Mail, Higgs and Sons, Talbots Solicitors and TEAM Software.

The development is accessed from the A461 Dudley Road and A4036 Pedmore Road. The Merry Hill shopping/retail complex is in close proximity along with the planned Wednesbury to Brierley Hill Midland Metro extension.

The property is 6 miles approx. from Junction 2 of the M5.

Description

The modern two storey property was recently refurbished and offers predominately open plan office accommodation on a well established Business Park.

The building benefits from a large naturally lit central atrium, a passenger lift, raised access flooring, suspended ceilings with LED lighting, kitchen facilities and toilets to both floors.

The offices benefit from 84 allocated car parking spaces.

Accommodation (Net Internal Area) approx.

Ground Floor Offices	1,133 sq.m	12,196 sq.ft
First Floor Office	1,032 sq.m	11,108 sq.ft
<hr/>		
Total Net Internal Area	2,165 sq.m	23,304 sq.ft
<hr/>		

Services

We understand that the property is connected to mains services including gas, water drainage and electricity.

The property benefits from a VRF heating/cooling system and central heating to part.

Rating Assessment

2023 Rateable Value: £164,000

U.B.R.: 51.2p in the £ (2023/2024).

Lease Terms

The property is available with the benefit of a new full repairing and insuring lease on terms to be agreed.

Rent

On application.

Tenure

Long leasehold - 999 years from 5th November 2019.

Purchase Price

On application.

Service Charge

A service charge is levied to cover the repair/maintenance of all common areas etc.

V.A.T.

The purchase price/rent may be subject to V.A.T.

Fixtures and Fittings

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

Energy Performance Certificate

EPC Rating - A rating.

Money Laundering

The money laundering regulations require identification checks are undertaken for all parties purchasing/leasing property. Before a business relationship can be formed we will request proof of identification for the purchasing/leasing entity.

MISREPRESENTATION ACT 1967: Sellers for itself and for the vendors or lessors of this property whose agents they are give notice that the particulars are a general outline only for the guidance of intending purchasers or lessees, and do not constitute an offer of contract. All descriptions and any other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of them. No employee of Sellers has any authority to make or give any representation or warranty whatever in relation to this property.

Viewing

Strictly via the Joint Agents

Sellers Chartered Surveyors - 01384 456789

Matthew Pearcey - 07764 269803

Email: matthewpearcey@sellers-surveyors.co.uk

and

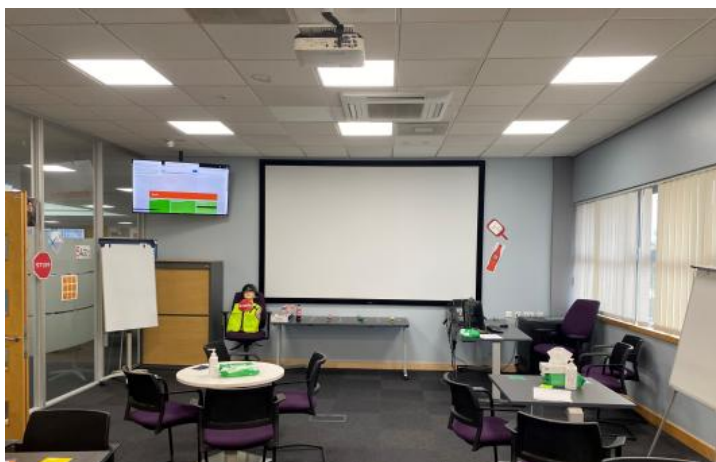
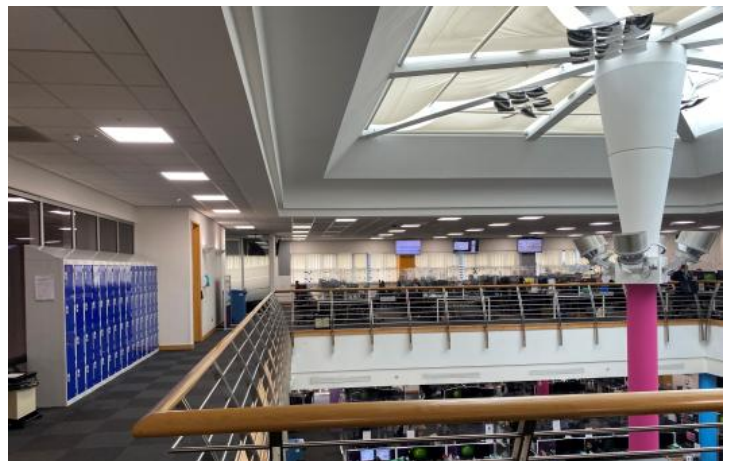
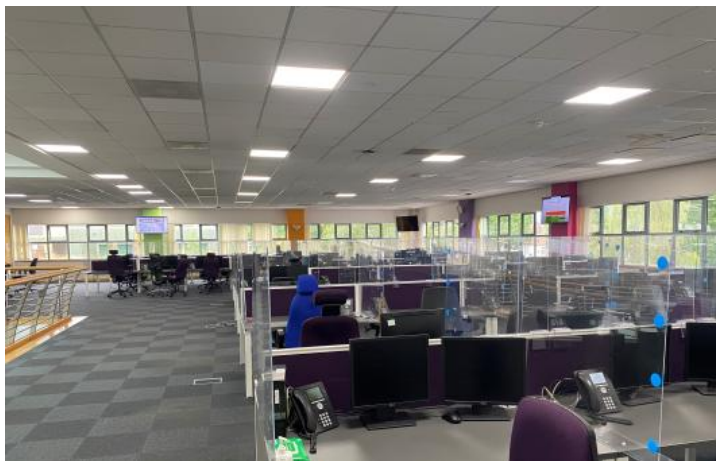
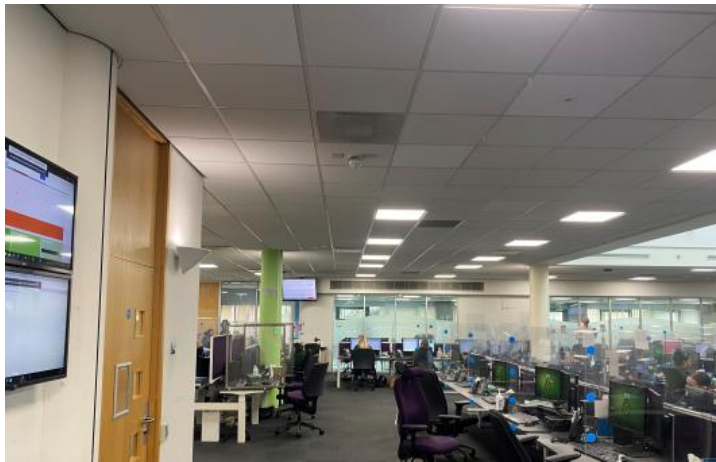
Harris Lamb - 0121 455 9455

Charles D'Auncey - 07747 897866

Email: charles.dauncey@harrislamb.com

MISREPRESENTATION ACT 1967: Sellers for itself and for the vendors or lessors of this property whose agents they are give notice that the particulars are a general outline only for the guidance of intending purchasers or lessees, and do not constitute an offer of contract. All descriptions and any other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of them. No employee of Sellers has any authority to make or give any representation or warranty whatever in relation to this property.

Additional Images



Additional Images

