

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



OFFICES - 4A Pedmore Road Industrial Estate, Brierley Hill DY5

## TO LET

OFFICES

**Size**  
737 sq ft (68 sq m)

**Rent**  
£6,500 per annum exclusive

Two storey offices

Close to the Merry Hill Centre

On site parking

## Location

The unit is located on the Pedmore Road Industrial Estate within a quarter of a mile of the Merry Hill Shopping Centre. The Motorway Network is accessible via Junctions 2 and 3 of the M5 at Oldbury and Halesowen respectively.

## Description

The accommodation comprises self contained two storey offices. The ground floor comprises a kitchen, toilet and two adjoining offices. The first floor comprises of two self contained rooms.

The accommodation benefits from carpeting, UPVC framed windows and security shutters. Parking is available.

## Accommodation (Nett Internal Area) approx.

737 sq.ft. (68.50 sq.m) approx.

## Services

All mains services, except gas, are connected.

## Rating Assessment

Rateable Value - £7,600.

U.B.R. - 51.2p in the £ (2023/2024)

## Lease Terms

The unit is available with the benefit of a new lease for a term to be agreed. The tenant will be responsible for all repairs/decorations and the insurance premium as arranged by the landlord.

The lease will be excluded from the Scurity of Tenure Provisions of the 1954 Landlord and Tenant Act.

## Rent

£6,500 per annum exclusive.

## V.A.T.

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

## Fixtures and 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 - to follow.

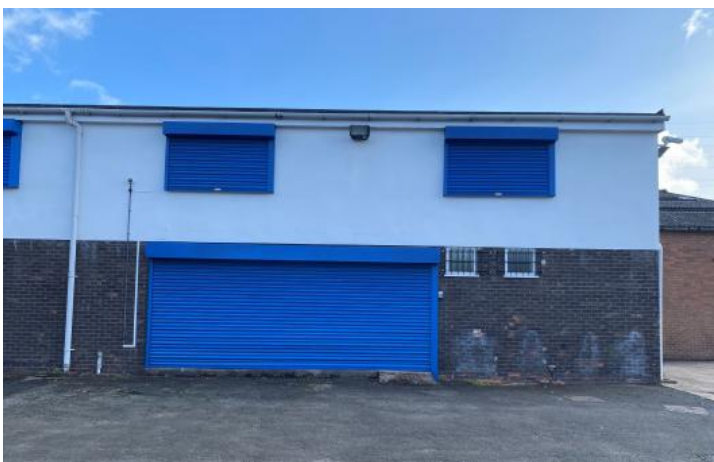
## Viewing

Strictly via the Sole Agents - Sellers Chartered Surveyors.

Matthew Pearcey - 07764 269803

[matthewpearcey@sellers-surveyors.co.uk](mailto:matthewpearcey@sellers-surveyors.co.uk)

## Additional Images



## Location Map

