



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.

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Additional Images















Location Map

