



CHARTERED SURVEYORS

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**01384 456789**

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



One Waterfront Business Park, Dudley Road, Brierley Hill DY5 1LX

## TO LET

### OFFICES

**Size**  
3,702 sq ft (344 sq m)

**Rent**  
£46,500 per annum

Refurbished ground floor suite.

15 demised car parking spaces - plus additional car parking nearby.

New VRV air conditioning (not tested).

Close to Merry Hill Shopping Centre.

## Location

1 Waterfront is located within the established Waterfront Business Park. Occupiers who have chosen Waterfront include: Higgs & Sons, Solicitors, Talbots Law, West Midlands Ambulance Service and Royal Mail. Waterfront Business Park forms part of the Waterfront complex.

The Waterfront provides a range of bars, restaurants and retail facilities in addition to the Cophorne Hotel.

Adjacent to the Waterfront is the Merry Hill Shopping Centre which boasts an excellent selection of shops, restaurants, cafes and a multiplex cinema. It is a major regional destination.

## Description

The premises comprise a self contained office building over two floors. The building will be refurbished to provide:

- Raised Floors
- Suspended Ceilings
- Recessed LED lighting
- Passenger lift
- 24/7 access
- Disabled facilities
- WCs and shower facilities
- New 3-pipe VRV air conditioning

## Accommodation (Gross Internal Area) approx.

3,702 sq.ft. (343.91 sq.m.)

## Rating Assessment

To be assessed.

## Services

We understand that mains services are available to the property, namely mains water and electricity.

## Lease Terms

The property is available by way of a new full repairing and insuring lease for a term to be agreed.

## Rent

£46,500 per annum.

## 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 - C.

## Viewing

Strictly via the Joint Agents

Sellers Chartered Surveyors  
Matthew Pearcey - 07764 269803  
matthewpearcey@sellers-surveyors.co.uk

and

Bulleys Chartered Surveyors

0121 544 2121

## Additional Images



## Additional Images

