

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



Suite 4, Third Floor, 26 Church Street, Kidderminster DY10 2AR

TO LET

OFFICES

Size
385 sq ft (36 sq m)

Rent
£5,520 per annum exclusive

Comprehensively refurbished to include cat 5 structure cabling, LED lighting and GMS audio entrance system

One parking space

High levels of natural light

Contemporary reception/communal areas

Location

Church Street is a well established location for professional occupiers within Kidderminster Town Centre. Nearby occupiers include HSBC Bank, a number of solicitors, financial advisors, design and IT companies.

The property itself is in close proximity to Weavers Wharf (the main retail park within Kidderminster Town Centre) which is currently occupied by national retailers such as Next, M & S & Boots and food outlets such as McDonald's & Pizza Hut. Approximately 0.5 miles to the west of the property is Crossley Retail Park, which plays home to occupiers including Sainsbury's, Curry's & PC World and The Gym.

Description

The property comprises a 4 storey office building with a private car park to the rear. This comprehensively refurbished suite is situated on the 3rd floor which has high levels of natural light.

The suite benefits from access to a shared reception area/break out and kitchen which have also been refurbished to a high standard. The floor has access to a lift and communal W/Cs.

There is 1 parking space allocated to this suite which is accessed off Orchard Street to the rear of the premises.

Please note that the internal photos attached are in respect of another area of the building which has previously been refurbished.

Accommodation (Nett Internal Area) approx.

385 sq.ft. (35.78 sq.m) approx.

Tenure

The property is to let by way of a new Internal Repairing and Insuring lease for a term of years and rent review pattern to be agreed.

Rent

£5,520 per annum exclusive.

V.A.T.

V.A.T. is applicable to the rent and service charge.

Service Charge

A service charge is payable for the upkeep and maintenance of the common areas. Further details are available upon request.

Insurance

The landlord insures the property and recovers the cost from the tenant.

Business Rates

Business rates to be separately assessed.

Legal Costs

Each party to be responsible for their own legal costs.

Energy Performance Certificate

Certificate pending. Further details are available on request.

Viewing

Via the Sole Agents as follows.

Sellers Chartered Surveyors
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Additional Images



