

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



Turners Lane, Withymoor Village, Brierley Hill, Dudley, DY5 2PG

TO LET

OFFICES

Size
2,259 sq ft (210 sq m)

Rent
£17,000 per annum exclusive

First floor office suite

Mainly open plan

May split

On site car parking

New lease available

Location

The property is located on Turners Lane, within say 200 yards of the junction with Delph Road.

Description

The suite is mainly open plan with a number of private rooms. Toilets are included. The property benefits from a number of wall mounted night storage heaters.

On site car parking is available.

Accommodation (Net Internal Area) approx.

2,259 sq.ft. (209.94 sq.m.) approx.

Services

All mains services, except gas, are connected.

Lease Terms

The property is available with the benefit of a new 3 year lease on an internal repairing/decorating basis. The lease will incorporate a service charge provision to cover the repair/maintenance of all common areas etc.

The lease will be contracted out of the Security of Tenure provisions of the 1954 Landlord and Tenant Act.

Rent

£17,000 per annum exclusive.

V.A.T.

The rent etc. may be subject to V.A.T.

Rating Assessment

Rateable Value - £

U.B.R. 51.2p in the £(2023/24).

Energy Performance Certificate

EPC rating -

Viewing

Strictly via the Sole Agents - Sellers 01384 456789

Matthew Pearcey - 07764 269803

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Additional Images



Location Map

