



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 if a new 3 year lease on an internal repairing/decorating basis. The lease will incorporate a service charge provision to cover the repair/maintainance 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**

