

OFFICE | TO LET

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SUITE B, CARGO HOUSE, CARGO BUSINESS PARK, GREAT BRIDGE, DY4 7BS

1,263 SQ FT (117.34 SQ M)

SIDDALL JONES
COMMERCIAL PROPERTY CONSULTANCY

Newly Refurbished Office Suite with On-Site Parking

- Newly Refurbished
 - Air-conditioning and Intercom System
 - On-Site Parking
 - Close to M5 and M6
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DESCRIPTION

The property comprises a newly refurbished first floor office suite providing high-quality, well-presented accommodation suitable for a variety of office occupiers. The suite has been thoughtfully configured to provide a spacious open-plan office area, together with a separate manager's office, dedicated meeting room, generously sized kitchen and staff breakout area, and a modern WC incorporating shower facilities.

The accommodation has been finished to a high standard throughout and benefits from air-conditioning, creating a comfortable working environment all year round. Access to the suite is provided via a secure intercom entry system, ensuring a safe and professional environment for occupiers and visitors alike.

Externally, the property benefits from allocated on-site car parking spaces, providing convenient parking for staff and visitors. The suite offers an excellent opportunity for businesses seeking modern, self-contained office accommodation in a secure and easily accessible location, with a layout capable of accommodating a range of professional, administrative or service-based occupiers.



LOCATION

The premises form part of Cargo Business Park, an established and well-maintained business estate fronting Bagnall Street, close to its junction with George Henry Street, in the popular West Midlands town of Great Bridge. The estate is home to a range of established commercial occupiers and provides an attractive business environment with convenient access for both staff and visitors.

Great Bridge occupies a strategic location within the Black Country and benefits from excellent road connectivity to the wider West Midlands. The town lies approximately 2 miles north of Dudley, 4 miles south of Wolverhampton and around 8 miles north-west of Birmingham city centre,.

The property enjoys excellent access to the region's principal road network, with the A41 Black Country New Road located nearby, providing direct links to Junction 1 of the M5 motorway and the wider motorway network, including the M6 and M42. The area is also well served by public transport, with regular bus services operating throughout Great Bridge and the surrounding centres, while Dudley Port railway station is located approximately 2 miles away, offering direct rail connections to Birmingham, Wolverhampton.



AVAILABILITY

Name	sq ft	sq m	Availability
Suite - Suite B	1,263	117.34	Available
Total	1,263	117.34	

SERVICE CHARGE

£1,500 per annum

VAT

Applicable

LEGAL FEES

Each party to bear their own costs

LEASE

The property is available to let on a new lease with length to be agreed.

RENT

£11,500 per annum

POSSESSION

The property is immediately available following the completion of legal formalities.

ANTI MONEY LAUNDERING

The successful applicant will be required to provide two forms of ID and proof/source of funds, to satisfy anti-money laundering protocols.

VIEWINGS

Viewings are strictly via the letting agent Siddall Jones.

CONTACT



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