

T3 Dudley Court North

The Waterfront, Brierley Hill, DY5 1XP

SHEPHERD
COMMERCIAL



TO LET

1,567 TO 3,147 SQ FT
(145.58 TO 292.37 SQ M)

£16,450 - £16,600 PER ANNUM PLUS VAT. THE RENTAL IS £29,900 PER ANNUM PLUS VAT FOR THE WHOLE.

Two-storey office accommodation on The Waterfront, Dudley Court North

- Ground and first floor offices built to a good modern specification
- Located within The Waterfront, an attractive secure waterside development adjacent to Merry Hill Shopping Centre
- The premises can either be let as a whole or on a floor-by-floor basis
- Open plan and cellular office accommodation
- Kitchenette, male and female WC facilities on both floors
- Extensive on site car parking; including 4 dedicated parking spaces

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Summary

Available Size	1,567 to 3,147 sq ft / 145.58 to 292.37 sq m
Rent	£16,450 - £16,600 per annum plus VAT. The rental is £29,900 per annum plus VAT for the whole.
Service Charge	£6,185.05 per annum An estates service charge is payable in respect of the upkeep of the common parts of the waterfront estate.
Estate Charge	£6,185.05 per annum For the upkeep of the common parts and is + VAT
EPC	Upon enquiry

Description

The property comprises ground and first floor offices built to a good modern specification.

The offices benefit from:-

Open plan and cellular office accommodation.
Kitchenette and male and female WC facilities on both floors.
Suspended ceilings.
Raised access floors.
Recessed fluorescent tube lighting.
Gas fired central heating.

The estate also benefits from 24 hour on site CCTV security.

The estate is extensively landscaped and is gated out of hours.

Location

The property is located within The Waterfront, adjacent to the Merry Hill Shopping Centre.

The Waterfront provides approximately 750,000 sq ft of high quality office accommodation within attractive landscaped surroundings and the site benefits from a variety of retail outlets including a restaurant, pub, other food and social establishments.

Over recent years there have been considerable infrastructure improvements around The Waterfront and Merry Hill complex, particularly relating to the road network. This will culminate in the extension of the Midland Metro Line, with a new metro station being located at The Waterfront, giving access to Birmingham city centre and the national railway network.

The nearby A4036 Pedmore Road provides direct access into Dudley north bound, whilst south bound provides access to Junction 3 of the M5 motorway as well as opening up access to Kidderminster and Worcester.

Accommodation

Ground Floor 1,567 sq ft (145.59 sqm)

First Floor 1,580 sq ft (146.80 sqm)

NB: The accommodation can be let on a floor by floor basis.

Rent

If the premises are taken as a whole, the rental is £29,900 per annum + VAT - £9.50 per sq ft.

If the premises are let on a floor by floor basis the rent is as follows:-

Ground floor £10.50 per sq ft + VAT

First floor £10.50 per sq ft + VAT

Tenure

The property is held by way of a long leasehold, therefore a new occupational sub-lease will be granted on effective full repairing and insuring lease terms.

Business Rates

Rateable Value £26,000

Services

We understand all mains services are connected to the property.

Anti Money Laundering

The successful tenant will be required to submit information to comply with Anti Money Laundering Regulations.

VAT

Unless otherwise stated, all prices and rents quoted are exclusive of VAT.

