

OFFICE | TO LET / FOR SALE

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UNIT E, SILVER END BUSINESS PARK, BRIERLEY HILL, DY5 3LG

1,990 SQ FT (184.88 SQ M)

SIDDALL JONES
COMMERCIAL PROPERTY CONSULTANCY

High Quality Self Contained Office with
Generous On-Site Car Parking

- 987 Years Remaining on a Long Leasehold Basis.
 - Good Transportation Links
 - Secure Courtyard Complex
 - 10 on Site Car Parking Spaces Available.
 - Good Access to Merry Hill Shopping Centre.
 - GIA 1,990 sq ft
-



DESCRIPTION

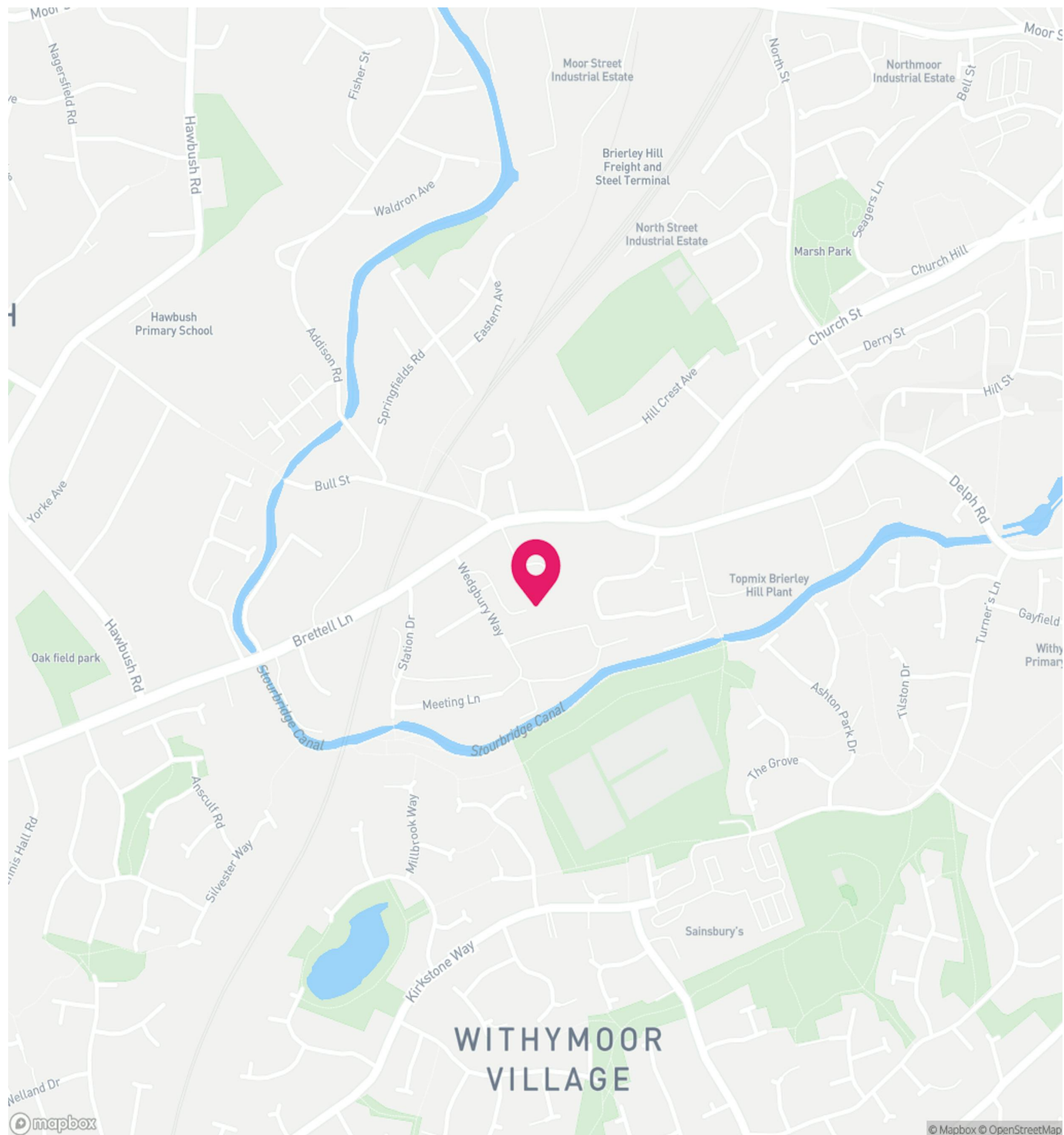
The property is set within an attractive secure self contained courtyard office development, provides accommodation set over three floors and is constructed of brick elevations beneath a pitched tiled roof.

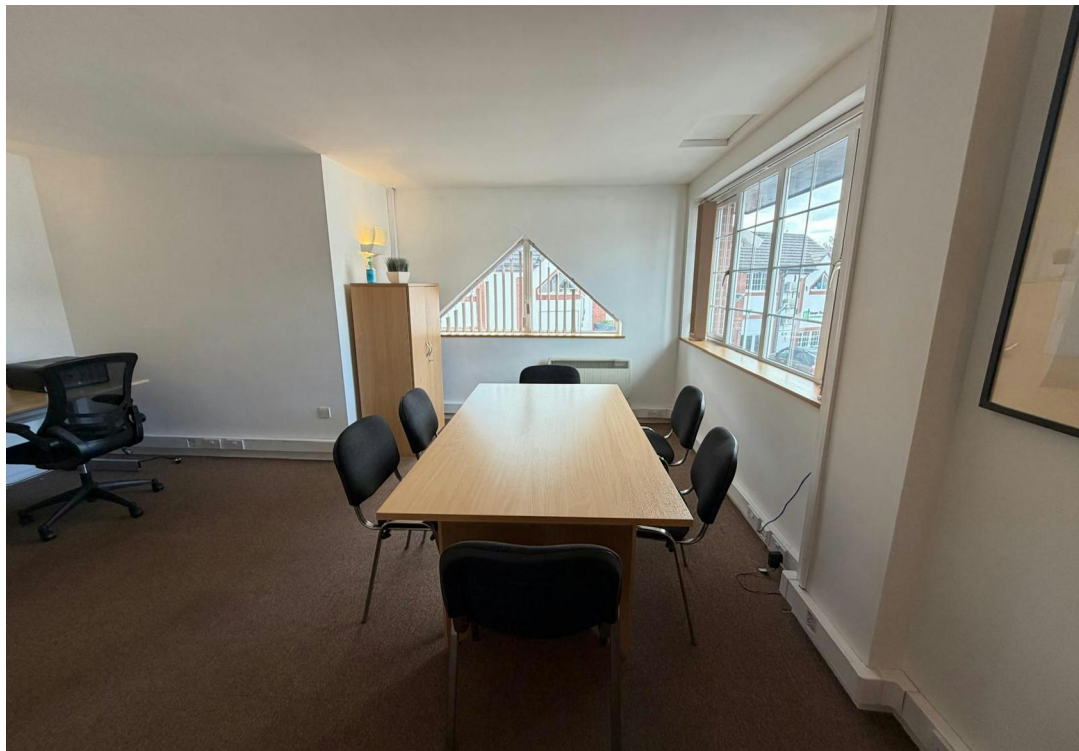
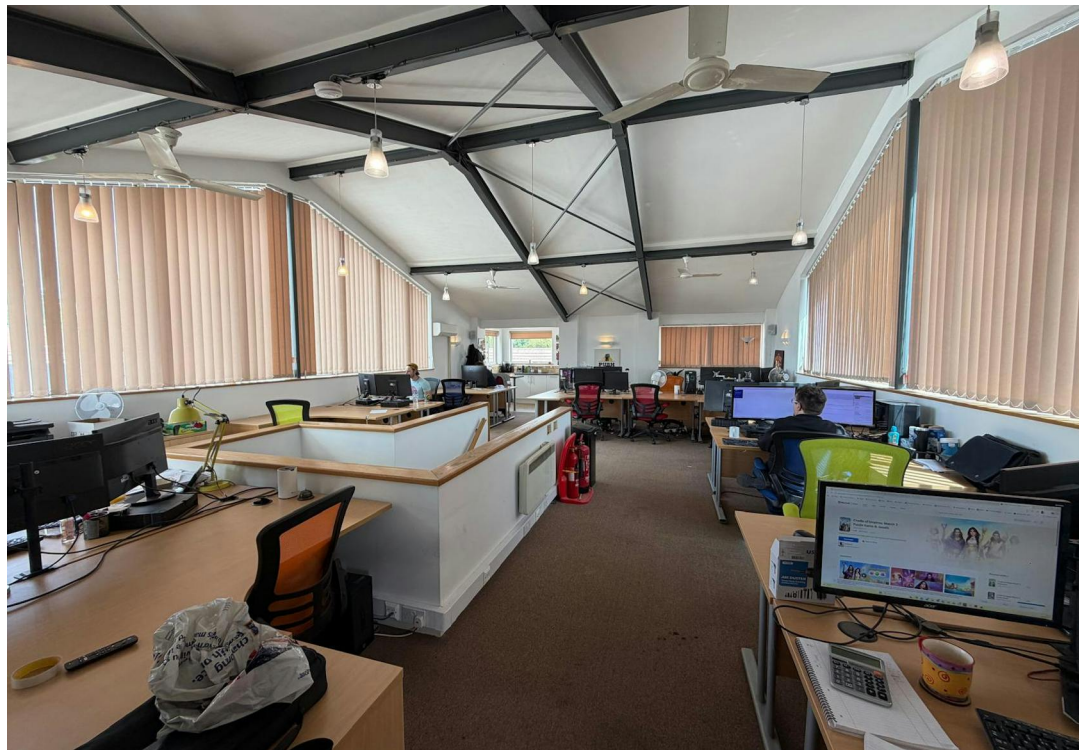
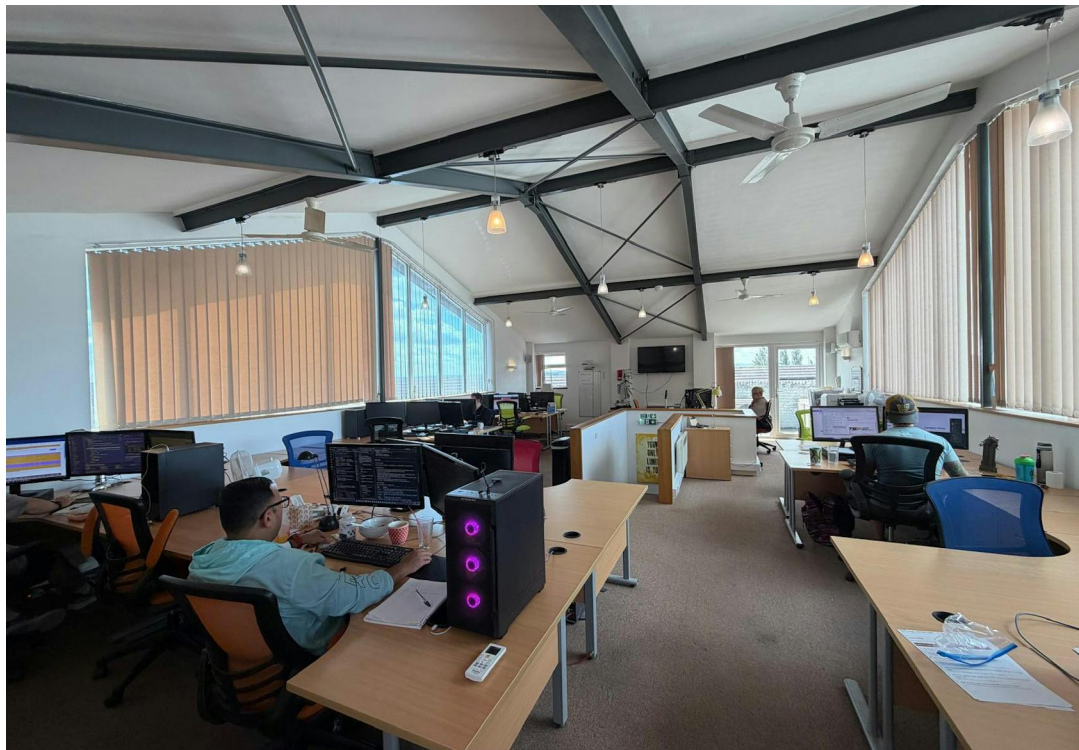
The ground floor consists of two separate entrances, one of which leading into a singular office/reception area, the other leading to the rear entrance hall with access to stairs to the first floor, a kitchenette and WC with shower. The first floor consists of three offices, two of which are currently fitted out as rest/game rooms, male and female WC facilities and stairs to the second floor, which is an open plan office area with kitchenette and doors to a small balcony area.



LOCATION

Located in Brierley Hill, Unit E Silver End Business Park is located just off the A461 Brettell Lane which in turn leads into Church Street, Venture Way and Level Street. Brierley Hill town centre is located approximately 1 mile distant with the more popular Merry Hill Shopping Centre located approximately 1 mile distant. Junction 2 & 3 of the M5 Motorway are both approximately 7 miles distance and offer good connections to the Local and National Motorway Networks.







AVAILABILITY

Name	sq ft	sq m	Availability
Ground	409	38	Available
1st	702	65.22	Available
2nd	879	81.66	Available
Total	1,990	184.88	

PLANNING

Interested parties are advised to make their own enquiries with Dudley Metropolitan Borough Council.

SERVICES

We understand that the building has the benefit of all main services connected on, or adjacent to the subject property.

The agent has not tested the suitability of the connections and recommends that all interested parties carry out their own investigations as to their suitability.

RATEABLE VALUE

£8,100. The property would qualify for small business rates relief, subject to tenant eligibility

VAT

Not applicable

LEGAL FEES

Each party to bear their own costs

RENT

£24,000 per annum

PRICE

£280,000

EPC

D

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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