

OFFICE | TO LET

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COACH HOUSE, HIGH STREET, STOURBRIDGE, DY8 1TE

200 SQ FT (18.58 SQ M)

SIDDALL JONES
COMMERCIAL PROPERTY CONSULTANCY

Self Contained Studio Space off Lower High Street, Stourbridge

- Self Contained Character Premises
 - Natural Lighting
 - New BiFold Windows
 - Steel Framed Windows and Doors
 - Ideal for Creative Uses Studio Space
 - All Inclusive Monthly Rental
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DESCRIPTION

This self-contained unit offers a versatile space ideal for use as a studio or office. Featuring large steel-framed windows and doors, the property benefits from excellent natural light throughout, complemented by modern recessed ceiling lighting.

The interior boasts stylish wood-effect flooring and a clean, contemporary finish. Situated in a distinctive building with private access, this unit provides both functionality and individuality, making it perfect for creative professionals or small businesses seeking an inspiring work environment.

Refurbished WC and kitchen facilities are available in the property opposite.



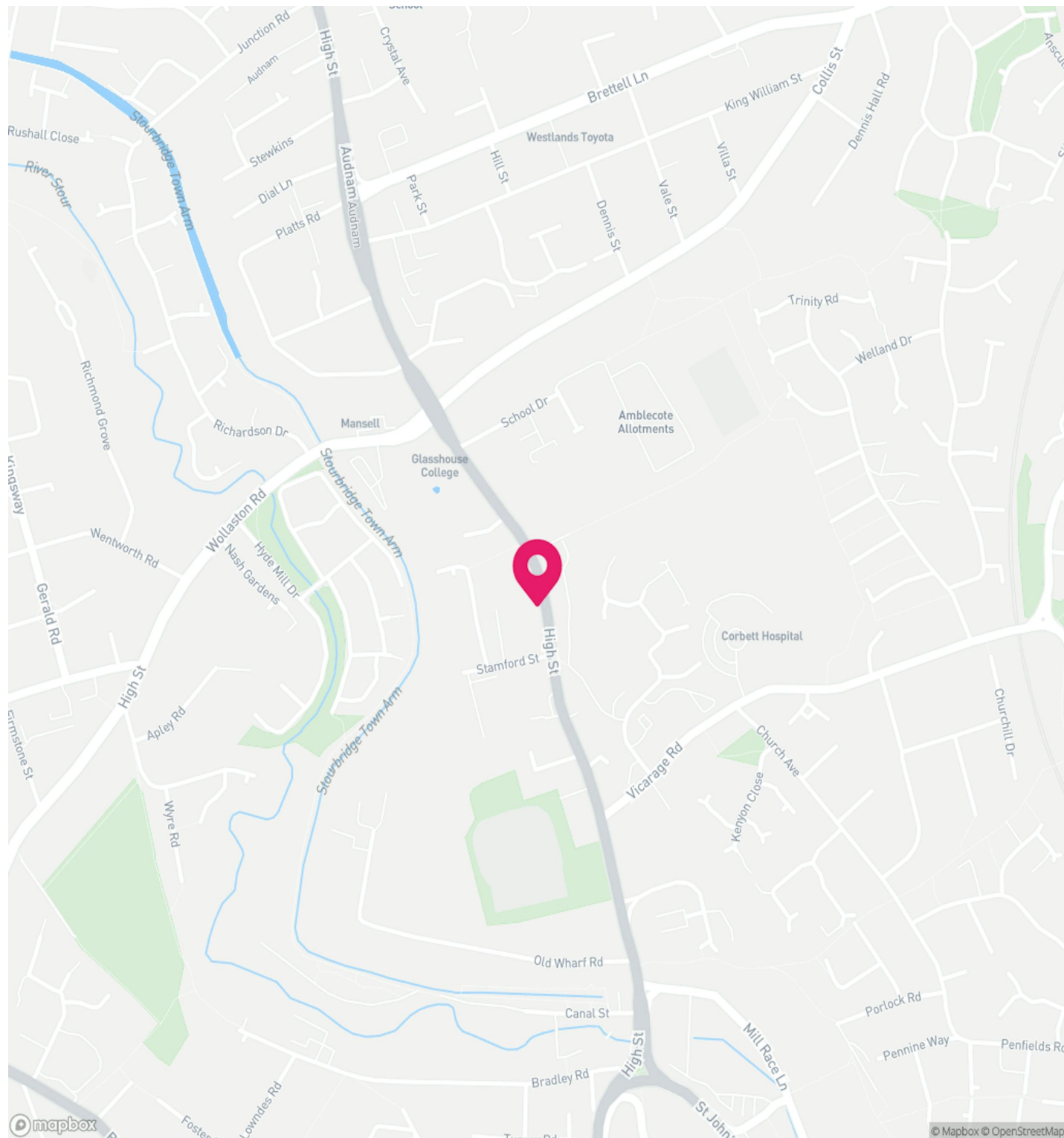
LOCATION

The property is located in the traditional heart of Stourbridge Town Centre, fronting onto Lower High Street.

Lower High Street is conveniently accessed from the Stourbridge Ring Road, with the subject property benefiting from free on-street parking to the front and designated car parking off the Ring Road.

The majority of the businesses in the vicinity are local independents, however, there are a number of National Retailers, including Tesco and Subway in close proximity.

Communication links are excellent with the Stourbridge Town Railway and Bus Station within walking distance.



ENERGY PERFORMANCE CERTIFICATE

Available upon request from the agent.

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.

AVAILABILITY

The property is available immediately upon completion of legal formalities.

LEGAL COSTS

Both parties are to bear their own legal and surveyor's fees incurred during the transaction.

SERVICE CHARGE

None Payable

UTILITIES

The utilities will be covered under the monthly rental

CAR PARKING

One car parking space will be provided in the rental

RENTAL

Available to let at £700 PCM on all inclusive terms

LEASE

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

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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