



**UNIT 7 SHAW HOUSE, WYCHBURY COURT BUSINESS PARK,
TWO WOODS LANE, BRIERLEY HILL, DY5 1TA**

TO LET

OFFICE SUITE

SIZE

1,805 SQ FT (NIA)

TO LET

£18,500 per annum excl.

**RECENTLY REFURBISHED TO A
HIGH STANDARD**

Quality self-contained office suite

Recently refurbished

Ground, First & Second Floor

Overlooking Merry Hill Shopping
Centre

Excellent car parking facilities

Location

The premises is located within the Wychbury Court office development. The suite overlooks Merry Hill Shopping Centre and is directly accessed via Two Woods Lane on to The Boulevard.

Wychbury Court itself is accessed off Two Woods lane via Mill Street.

Description

Modern office suites within contemporary landscaped development. The unit has recently undergone a significant refurbishment. The specification of the suite is as follows:

- Double Glazed UPVC Windows
- Security grills to ground floor windows
- Gas fired central heating
- LED lighting
- Carpet tiled flooring

Accommodation

Total Approx. NIA. 1,805 sq ft

To Let

£18,500 per annum excl.

Lease Terms

Available by way of an FRI lease with a term & rent review pattern to be agreed.

Rating Assessment

Rateable Value: £24,500
U.B.R.: 54.6p in the £ (2024/2025)

Please note that the Rateable Value quoted above is for suites 6 & 7 as a whole. The rateable value of the suites individually is pending.

V.A.T.

The property is registered for VAT purposes.

Service Charge

There is a service charge levied for the upkeep and maintenance of the common areas. Details of this service charge are available from the agents upon request.

Energy Performance Certificate

Please contact the agents for further details.

Viewing

Strictly via the sole agents:

Michael Johnson & Co.

Tom Johnson

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