



E4 Hagley Court North, The Waterfront, Merry Hill,
Brierley Hill, DY5 1XF

TO LET
OFFICE SUITE

SIZE
2,034 sq ft (NIA)

RENT
On Application

LEASE
Available on a new FRI lease with a term
and rent review pattern to be agreed.

Quality self-contained office suite

Ground Floor

Superb views over marina and
canal basin

Restaurant and leisure facilities
nearby

Location

The premises are located within the Waterfront Office development. The Merry Hill Shopping Centre is situated close by. The Waterfront comprises a modern, landscaped office development. Leisure and restaurant facilities are located within walking distance.

The motorway network is accessible via Junctions 2 and 3 of the M5 at Oldbury and Quinton respectively (5 miles approx).

Description

The ground floor open plan suite enjoys superb views overlooking the canal marina and benefits from raised access flooring, suspended ceilings with concealed lighting, gas central heating and aluminium framed double-glazed windows.

There are also separate male and female toilets and a kitchen. 2 No. private car-parking spaces are available in conjunction with unrestricted car-parking to the communal car-park.

Accommodation

Net Internal Area (NIA) 2,034 sq. ft.

Rent

On Application.

Service Charge

Payable for the upkeep and maintenance of the exterior & common areas.

Lease Terms

Available on a new FRI lease with a term and rent review pattern to be agreed.

Rating Assessment

Rateable Value: £12,250
U.B.R.: 51.2p in the £ (2020/2021)

V.A.T.

We understand the property is elected for V.A.T.

Fixtures, Fittings & Services

We have not tested any apparatus, equipment, fixtures, fittings or services. We therefore cannot verify they are in working order or fit for their purpose.

Energy Performance Certificate

EPC rating – TBC.

Viewing

Strictly via the joint agents:
Michael Johnson and Co.
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