



1ST FLOOR OFFICES, F2 HAGLEY COURT SOUTH, THE WATERFRONT, MERRY HILL, BRIERLEY HILL, DY5 1XD

TO LET

REFURBSIHED OFFICE SUITE

SIZE

1,206 SQ FT (112 SQ M)

TO LET

£15,000 PER ANNUM

Contemporary specification

Substantial on site car parking facilities

Nearby leisure amenities in close proximity to Merry Hill Shopping Centre

Location

The premises is 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 & 3 of the M5 at Oldbury and Quinton respectively (5 miles approx).

Description

Modern offices close to the canal marina comprising large open plan office and 1 no. private office/board room. The suite benefits from raised access flooring, suspended ceilings with concealed lighting and aluminium framed double glazed windows. There are separate male and female toilets and a kitchenette.

2 no. private car-parking spaces available in conjunction with unrestricted car-parking to the communal car park.

Accommodation

Total Approx. NIA 1,206 sq ft

To Let

£15,000 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: £9,800

U.B.R.: 51.2p in the £ (2023/2024)

*The property may qualify for small business rates relief.

*Eligible small business will pay no business rates where they occupy premises having a rateable value of less than £12,000.

Details obtained online at www.gov.uk. This information should be verified by the new occupier together with their eligibility for transitional arrangements and small business rates relief scheme.

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

EPC rating – D.

Viewing

Strictly via the joint agents:

Michael Johnson & Co.

Tom Johnson

01384 395 323

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or

Sellers Chartered Surveyors

Matthew Pearcy

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