



2<sup>nd</sup> & 3<sup>rd</sup> Floor Suites, Copthall House, 1 New Road,  
Stourbridge, DY8 1PH

## TO LET

MODERN OFFICE SUITES

### SIZE

640 – 2,000 SQ FT (59.5 – 185.8 SQ M)

### TO LET

2<sup>nd</sup> Floor Suite 3 - £9,000 PA excl.

3<sup>rd</sup> Floor Suite 1 - £13,500 PA excl.

3<sup>rd</sup> Floor Suite 2 - £24,000 PA excl.

Contemporary refurbished office  
suites

Allocated parking to the rear

Range of sizes available

Prominent landmark building fronting  
the Stourbridge ring road

## Location

Copthall House is prominently located on the Stourbridge ring road a short walk from the town centre.

Junctions 3 & 4 of the M5 motorway are approximately 8 miles away.

Stourbridge is connected to the national railway network and direct trains to Birmingham & London are available from Stourbridge Junction.

## Description

Copthall House is a four storey landmark office building in Stourbridge town centre.

The refurbished office suites are situated on the 2<sup>nd</sup> & 3<sup>rd</sup> floors. They are serviced by a lift and benefit from double glazing, gas central heating and kitchenette facilities.

Male & female toilets are available on each floor.

On site allocated car parking is accessed from Union Street.

## Accommodation

2 <sup>nd</sup> Floor Suite 3	640 sq ft	(59.5 sq m)
3 <sup>rd</sup> Floor Suite 1	916 sq ft	(85.1 sq m)
3 <sup>rd</sup> Floor Suite 2	2,000 sq ft	(185.8 sq m)

## Service Charge

A service charge is payable for the upkeep & maintenance of the common areas.

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## Lease Terms

All suites are available by way of an FRI lease with a term & rent review pattern to be agreed.

## Rating Assessment

Available from the agent upon request.

## V.A.T.

The property is registered for VAT purposes.

## Energy Performance Certificate

EPC rating – D83.

Certificate available upon request.

## Viewing

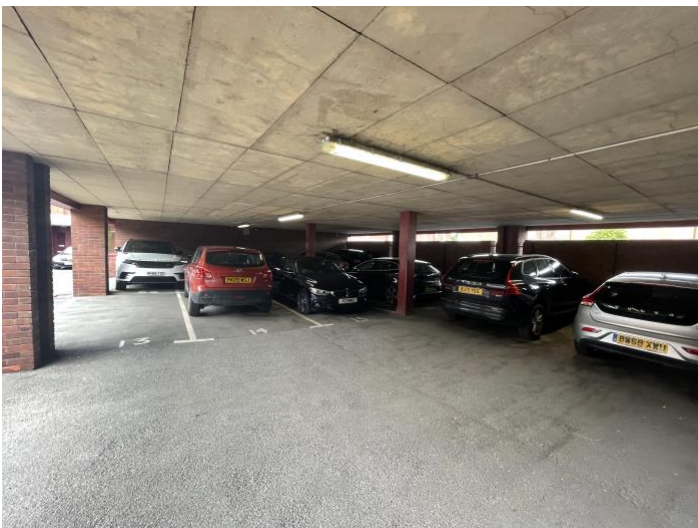
Contact – Michael Johnson and Co.

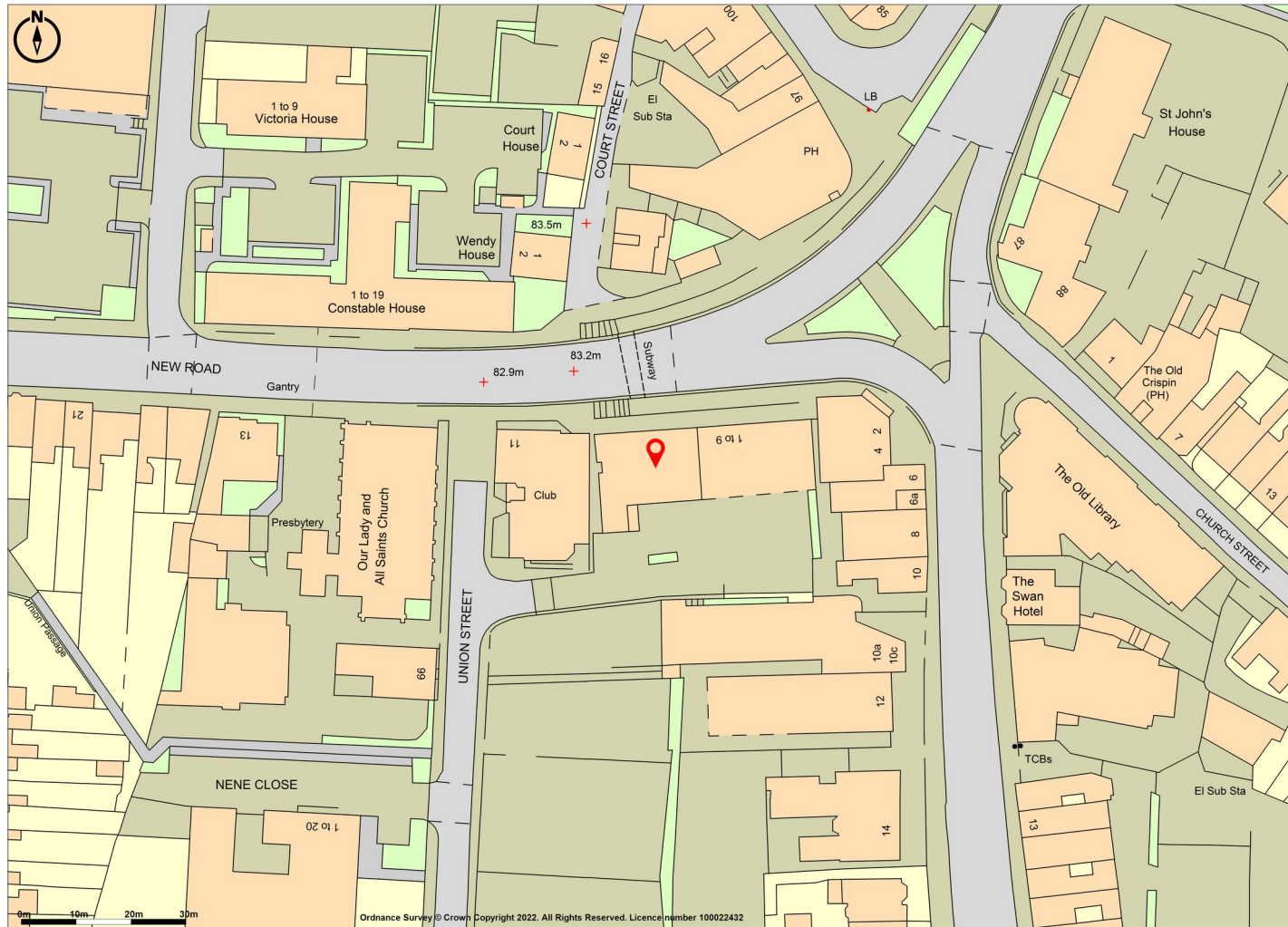
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 LANDMARK INFORMATION

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