



TO LET

Air Conditioned Offices

978 sq ft / 91m²

1st Floor Unit 5 Ionic Park

Birmingham New Road

Dudley

DY1 4SJ

Location

The property is located in Ionic Park a recently constructed development of warehouse/industrial units fronting the Birmingham New Road (A4123) in Dudley close to the Burnt Tree Island. It is within easy reach of the Midlands Motorway Conurbation with Junction 2 of the M5 a mere three miles away on the A4123. Wolverhampton is six miles along the same road in the opposite direction. Occupiers on the Estate include Magnet, Crown Paints, City Electrical Factors and Screwfix. Occupiers on the adjoining retail developments include Wickes and Tesco. The offices themselves are located above City Electrical Factors in Unit 5 via its own separate entrance.

Description

The premises comprise a self-contained office suite with separate meeting room, boardroom, kitchen and WC. They benefit from air conditioning, perimeter trunking with CAT 5 cabling, suspended ceiling, CAT 2 lighting, UPVC windows and separate front entrance with security intercom system fitted.

Accommodation

Floor areas are based on a net internal basis.

Offices:	79.78m ²	(859 sq. ft.)
Kitchen:	11.08m ²	(119 sq. ft.)
Total	90.86m²	(978 sq. ft.)

Services

All mains services except gas are connected to the unit.

Rental

All £7,500 per annum exclusive payable quarterly by Standing Order.

Legal Costs

Each party are to bear their own legal costs in the transaction.

Rates

To be assessed.

Viewing

For further information or to arrange a viewing please contact the Sole Letting:

Adam Checkley of Checkley & Co LLP

Tel: 0121 456 4477

E-mail: adam.checkley@checkleys.co.uk

SUBJECT TO CONTRACT

IMPORTANT

CONDITIONS UNDER WHICH THESE PARTICULARS ARE ISSUED

Checkley & Co LLP, for themselves, for any joint agents and for the sellers or landlords of this property, give notice that:

- (i) the particulars are set out as a general outline only for the guidance of intending buyers or tenants, and do not constitute, nor constitute part of, an offer or contract;
- (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending buyers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them;
- (iii) no person in the employment of Checkley & Co LLP, nor any joint agents has any authority to make or give any representation or warranty whatever in relation to this property;
- (iv) all rentals, prices, premiums and service charges are quoted exclusive of VAT.