

**To Let**

**Fully refurbished office suites**

**Unit 1 Waterfront Business Park,  
Dudley Road,  
Brierley Hill,  
DY5 1LX**



**From approximately 1,868 to 11,113 sq ft  
(173.55 – 1,032.47 sq m)**

- Air conditioned
- Raised access floors
- Excellent on-site car parking
- Extensive retail and leisure amenities within walking distance



## Location

1 Waterfront is located within the established Waterfront Business Park accessed via Waterfront Way via Dudley Road. Occupiers who have chosen Waterfront include: Higgs & Sons Solicitors, Emerson Network Power Ltd, West Midlands Ambulance Service, HMRC and Royal Mail. Waterfront Business Park forms part of the Waterfront complex.

The Waterfront provides a range of bars, restaurants and retail facilities in addition to the Copthorne Hotel.

Adjacent to the Waterfront is intu Merry Hill Shopping Centre which boasts an excellent selection of shops, restaurants, cafes and a multiplex cinema. It is a major regional destination.

The property is within 3.5 miles of Dudley town centre and approximately 6 miles from Junction 2 of the M5, linking the West Midlands and wider motorway network.

## Description

Unit 1 is a self-contained office building over two floors. The whole of the first floor is available together with a small suite on the ground floor. The offices are being refurbished to the following specification:

- Air conditioning
- Raised floors
- Suspended ceilings
- Recessed LED lighting
- 1 passenger lift
- 24/7 access
- Disabled facilities
- WC's and shower

## Accommodation

Description	Sq Ft	Sq M
Ground floor	1,868	173.55
First floor	9,245	858.92
<b>Total GIA</b>	<b>11,113</b>	<b>1,032.47</b>

## Tenure

The property is available by way of a new effective full repairing and insuring lease.

## Rent

Please contact the agents for full details.

## Service Charge

The landlord will levy a service charge to cover the maintenance and repair of the common areas of the building and Waterfront Business Park.

## Business Rates

The occupier will be responsible for business rates and should check these with the Local Authority.

## EPC

E102.

## VAT

VAT is applicable.

## Legal Costs

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

## Viewings

Strictly by appointment with the joint agents.

### Nigel Tripp - KWB

Email: [ntripp@kwboffice.com](mailto:ntripp@kwboffice.com)

Tel: 0121 233 2330

### Max Shelley – Bulleys

Email: [max.shelley@bulleys.co.uk](mailto:max.shelley@bulleys.co.uk)

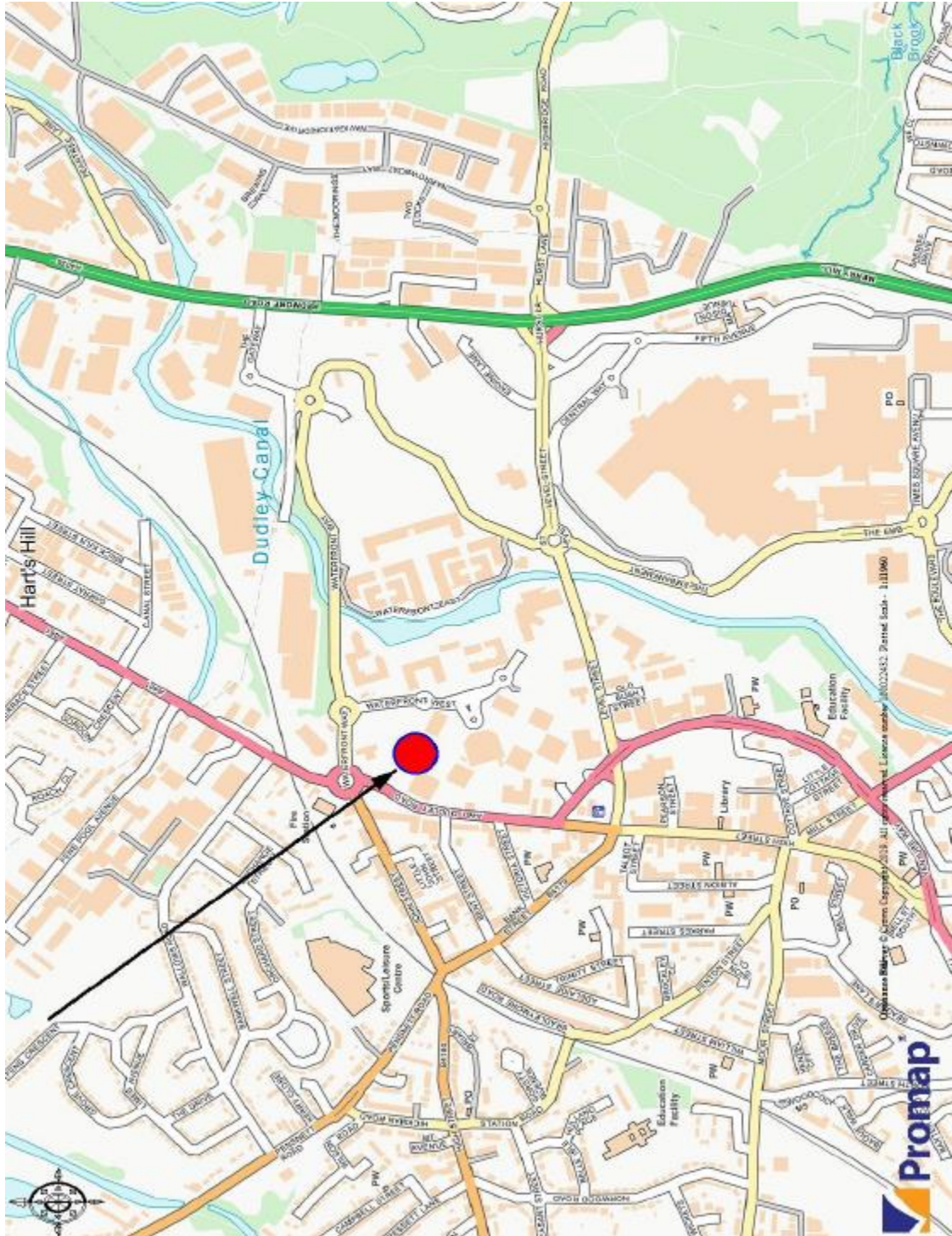
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