



25 Waterfront East,
The Waterfront, Brierley Hill

TO LET - 25 WATERFRONT EAST



25 Waterfront East, The Waterfront, Brierley Hill, DY5 1XG



A ground floor retail/office unit within the spectacular Waterfront complex, within walking distance of the intu Merry Hill Shopping Centre, excellent level of car parking and 24 hour security.

- 1,137 sq ft (106 sq m)
- Ground floor retail/office unit
- Refurbished to a white box standard
- Kitchenette
- Can be used for a variety of uses
- Within walking distance from intu Merry Hill Shopping Centre
- Excellent car parking
- 24 hour security
- Within the DY5 Business & Innovation Enterprise Zone



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Ground floor retail/office unit

Location

Located within the spectacular Waterfront complex, benefiting from 24 hour security and ample parking.

Established occupiers who have chosen The Waterfront include Age UK, West Midlands Ambulance Service, Waldrons Solicitors and Higgs & Sons Solicitors.

The Waterfront provides a range of 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.

Description

25 Waterfront East is a ground floor retail/office unit at the front of The Waterfront complex, suitable for a number of uses.

The property has been refurbished to a white box standard ready for occupation and incorporates a new disabled toilet and kitchenette. The kitchenette and disabled toilet benefits from LED lighting and vinyl flooring.

Excellent level of car parking is available to the rear of The Waterfront complex, along with 24/7 hour security.

Accommodation

Floor	Description	Sq M	Sq Ft
Ground	Retail/Office	106	1,137

Rental

£16,000 per annum exclusive of VAT.

Tenure

The property is available by way of a new full repairing and insuring lease for a term to be agreed.

Business Rates

Rateable Value £ TBC

Rates Payable £ TBC

2018/2019 Rates Payable 48p in the £.

The property falls within the DY5 Business & Innovation Enterprise Zone and any businesses moving into or expanding in the Enterprise Zone can potentially claim free business rates up to £55,000 per year for five years. For more information, please contact Dudley MBC.

Services

We are advised that three phase electricity, mains water and drainage are connected to the property.

We confirm we have not tested any of the service installations and any occupiers must satisfy themselves independently as to the state and condition of such items.

Service Charge

A service charge is payable in respect of the upkeep of the common parts.

EPC

An EPC will be ordered and provided on receipt.

Legal Costs

Each party to be responsible for their own legal costs incurred in this transaction.

Fixtures & Fittings

Any fixtures and fittings not expressly mentioned within the confines of these particulars are excluded from the letting.

Money Laundering

The successful tenant will be required to submit information to comply with Money Laundering Regulations.

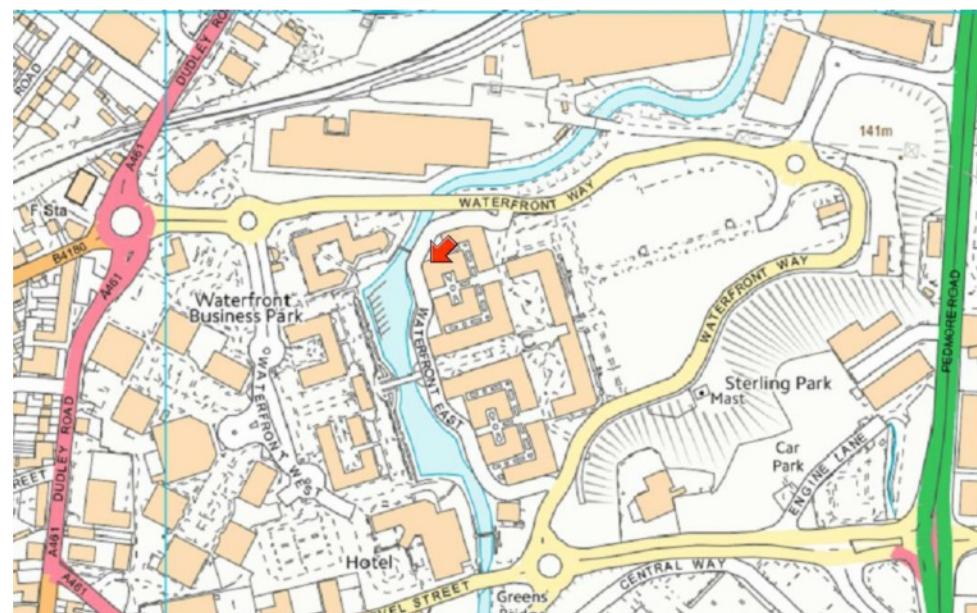
VAT

Unless otherwise stated, all prices and rents quoted are exclusively of Valued Added Tax (VAT). Any intending tenant should satisfy themselves independently as to VAT in respect of this transaction.

Viewings

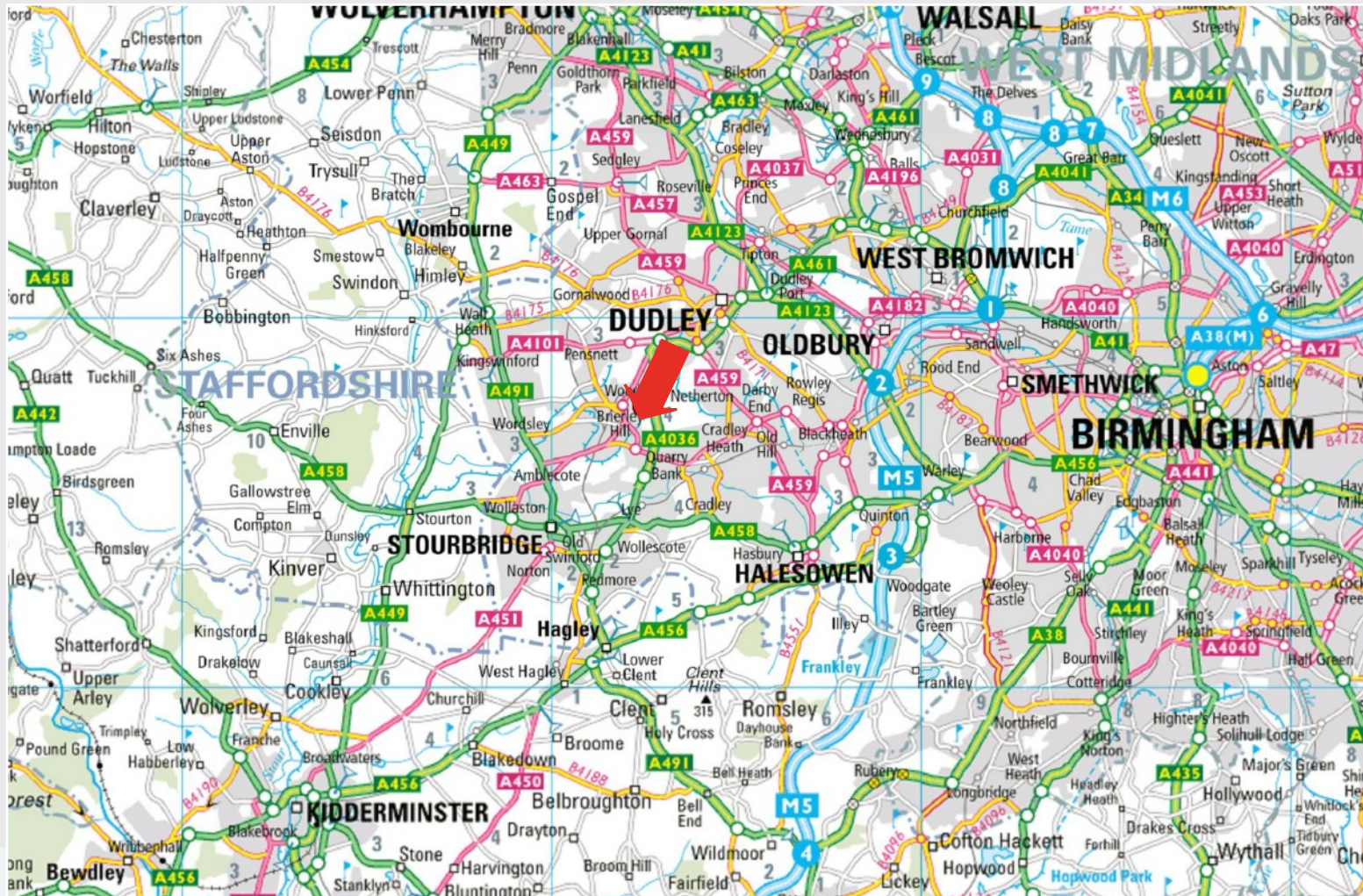
Strictly by prior arrangement with Fisher German or our joint agents:-

Max Shelley @ Bulleys 0121 544 2121







Licence Number - 100022432 - Not to Scale

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	Approximate Travel Distances
	Locations <ul style="list-style-type: none">Junction 2 M5 5.7 milesIntu Merry Hill Centre 0.4 milesBirmingham centre 13.3 miles
	Sat Nav Post Code <ul style="list-style-type: none">DY5 1XG
	Nearest station <ul style="list-style-type: none">Cradley Heath 2.1 miles
	Nearest Airports <ul style="list-style-type: none">Birmingham Int 28.2 miles



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