

# TO LET



## MODERN OFFICES

B2 & B3 Ground Floor, Custom House, The Waterfront, Brierley Hill, DY5 1XH

- B2 - 2,980 SQ FT (277.09 M<sup>2</sup>) (Refurbished)
- B3 - 3,882 SQ FT (360.65 M<sup>2</sup>) (To Be Refurbished)
- B2 Fully Refurbished - Including New Lighting, Carpets , Redecoration & Air Conditioning
- Walking Distance From Intu Merry Hill Shopping Centre
- Excellent Car Parking
- The Ideal Working Environment
- 24 Hour Security



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- Custom House located within The Waterfront complex.
- Adjacent to Intu Merry Hill Shopping Centre.
- B2 - high specification office space includes raised floors, suspended ceilings, low energy LED lighting and air conditioning, having undergone extensive refurbishment. B3 to be refurbished.
- Excellent car parking.



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### B2 & B3 Ground Floor, Custom House, The Waterfront, Brierley Hill, DY5 1XH

#### Location

Custom House is 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

B2 comprises high specification offices and the specification includes:-

- Entrance lobby.
- Raised floors.
- Suspended ceilings.
- Low energy LED lighting.
- Air conditioning.
- Disabled toilet facilities.
- 24/7 access.
- Car parking.

B3 to be refurbished to the same standard.

#### Accommodation

The property provides the following approximate net internal floor areas:-

B2 Ground Floor	2,980 sq ft	(277.09 m <sup>2</sup> )
B3 Ground Floor	3,882 sq ft	(360.65 m <sup>2</sup> )

#### Rent

On application.

#### Lease

The offices are available on an internal repair and insuring basis for a negotiable term.

#### Service Charge

Tenants will be responsible for payment of a service charge levied to cover the cost of maintaining the communal parts.

#### Insurance

The landlord insures the property and recovers the cost from the tenant.

#### Business Rates

B2	Rateable Value:	£22,000
	Rates Payable:	£10,802
B3	Currently combined assessment with first floor, so needs to be re-assessed.	
	2019/2020 Rates Payable 49.1p in the £.	

Businesses moving into vacant properties within the DY5 Business & Innovation Enterprise Zone are eligible for up to £55,000 business rates discount over a 5 year period. For more information, please contact us or Dudley MBC.

#### Energy Performance Rating

The property has an Energy Performance Rating of C. An EPC for B3 to be requested and provided on receipt.

#### Legal Costs

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

#### Anti Money Laundering

The successful tenant will be required to submit two forms of identity, in accordance with Anti Money Laundering regulations.

#### Services

We understand that mains services are available to the property, namely mains water and electricity.

#### Fixtures & Fittings

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

#### VAT

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

#### Viewing

Strictly by prior arrangement with the Joint Agents.

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**Luke Dodge**

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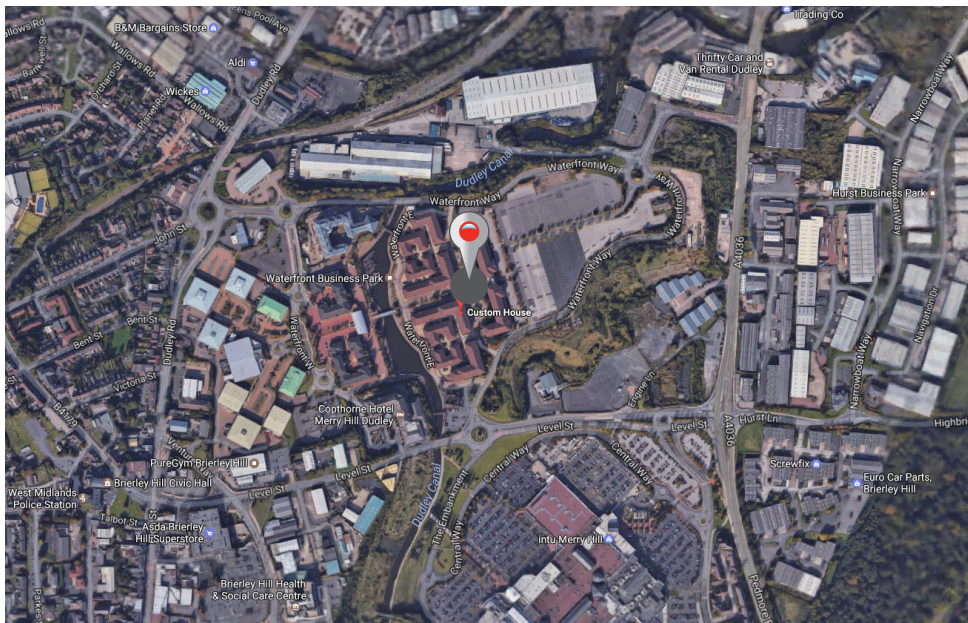
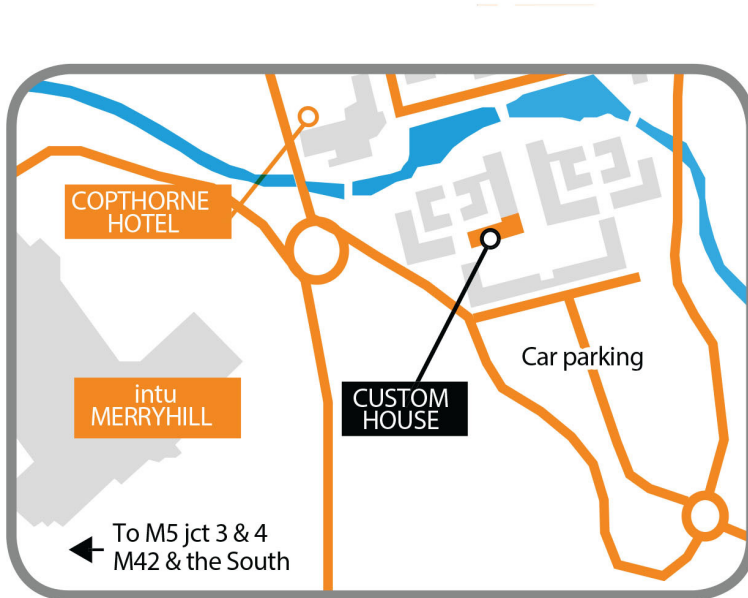
**Max Shelley @ Bulleys**

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DY5 1XH**



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