

The Property Professionals

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## TO LET OFFICE PREMISES

FIRST FLOOR OFFICES  
UNIT 4, CASTLE COURT 1  
DUDLEY  
DY1 4RD

804 sq ft (Approx 75 sq m)

Junction 2 M5 approximately 3 miles

Managed landscaped environment

Close to local amenities

High specification

[bulleys.co.uk/castlecourt](http://bulleys.co.uk/castlecourt)

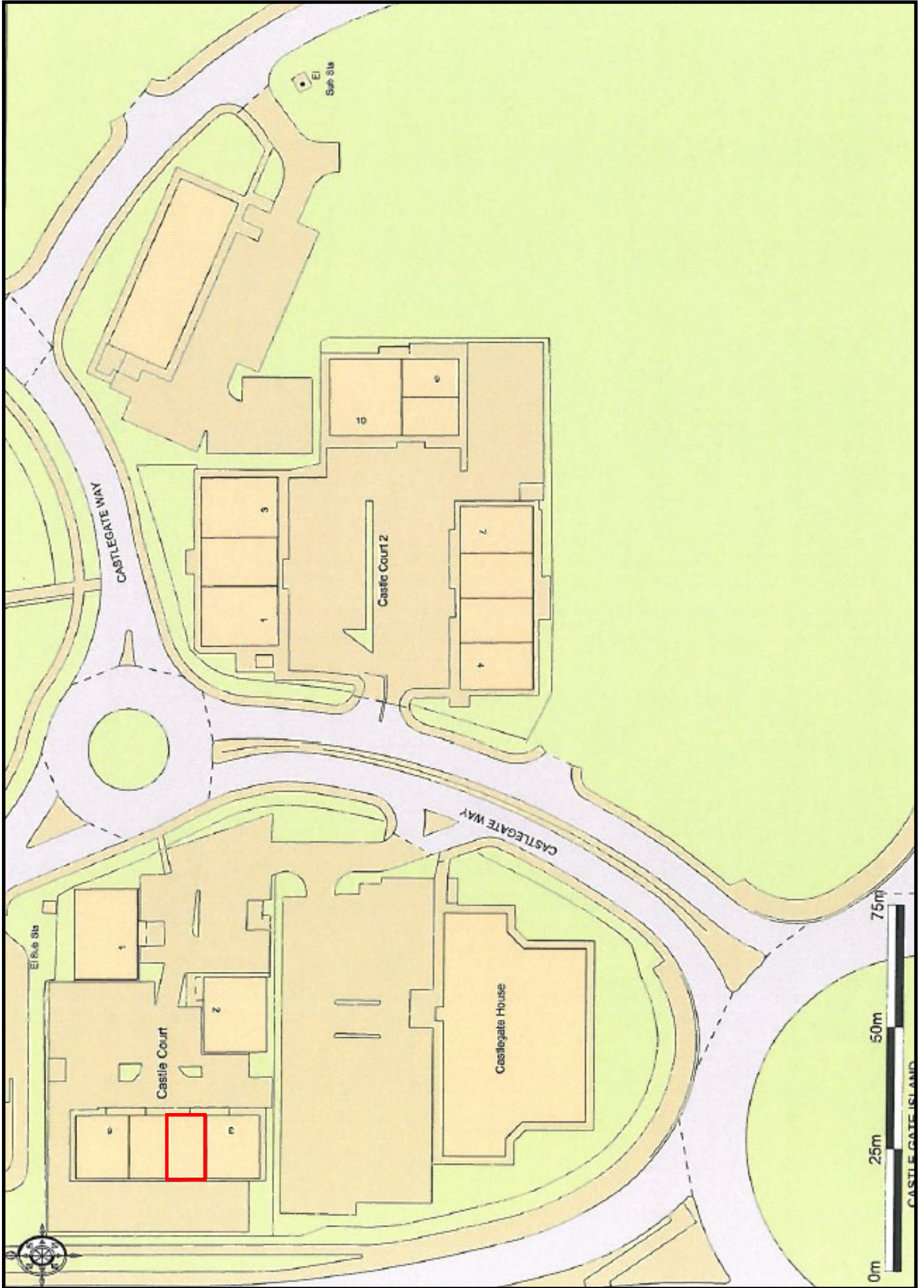


INDUSTRIAL AND COMMERCIAL PROPERTY SPECIALISTS

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Oldbury  
**0121 544 2121**  
View more at [bulleys.co.uk](http://bulleys.co.uk)

Wolverhampton  
01902 713333



Site Plan- For Identification only- Not to scale. Accuracy cannot be guaranteed

## LOCATION

The property is located on the Castle Court Office Development forming part of the prestigious Castlegate Business Park. The development is situated on the junction of Tipton (A4037) and Birmingham Road (A461) with access to junction 2 of the M5 motorway within approximately 3 miles. Junction 2 of the M5 gives access to the local motorway networks and Birmingham City Centre which is approximately 8 miles to the East.

Castlegate Business Park is a 47 acre business and leisure development including the Village Leisure Complex with Hotel and Health Centre, a variety of Restaurants, Showcase Cinema and Bowlplex Bowling Centre.

## DESCRIPTION

The first floor offers an open plan working space and benefits from fitted carpets, suspended ceiling, LG compliant lighting, comfort cooling and WC facilities.

The entrance to Castle Court is controlled by a security barrier and the office benefits from a door entry system.

The accommodation has been fitted out to a high specification.

## ACCOMMODATION

Accommodation net internal area is approximately:-

	sq ft	sq m
First Floor	804	75

## OUTSIDE

On site car parking is provided, consisting of 4 allocated spaces for the first floor.

## SERVICES

We understand that water, drainage, gas and electricity are connected or available.

Interested parties are advised to check the position with their advisors/contractors.

## RENTAL

£12,000 per annum exclusive.

**This rental figure includes the tenants service charge contribution.**

## LEASE TERMS

The lease will be outside the terms of the Landlord and Tenants act 1954 and will be on an internal repairing basis.

## PLANNING

Interested parties are advised to make their own enquiries with Dudley Metropolitan Council on 01384 818181.

## RATES

Interested parties should enquire to the Local Authority to confirm their specific liability on 01384 818181.

## VAT

All figures quoted do not include VAT which may be payable at the current prevailing rate.

## EPC

An EPC has been carried out on this property. The property has been awarded a Grade C-52.

## WEBSITE

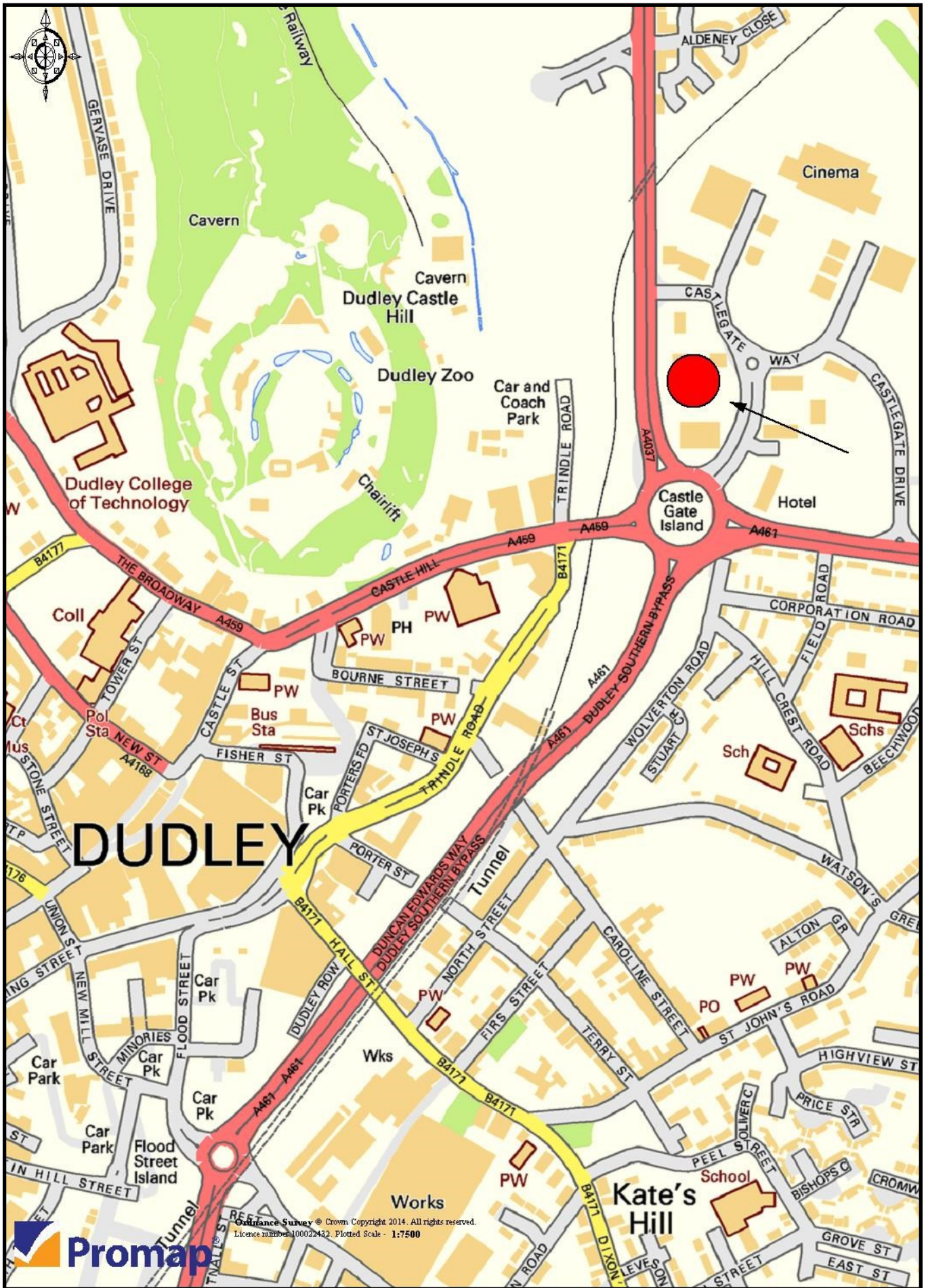
Aerial photography and further information is available at: [bulleys.co.uk/castlecourt](http://bulleys.co.uk/castlecourt)

## VIEWING

**Strictly** by prior appointment with Bulleys at their Oldbury office on 0121 544 2121

Details amended 05/17





**IMPORTANT NOTICE**

Bulleys for themselves and for the vendors or lessors of this property whose agents they give notice that:

- (i) The particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not 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 purchasers 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.
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- (vi) Any movable contents, fixtures and fitting referred to in these particulars (including any shown in photographs) are excluded from the sale/letting, unless stated otherwise.