



Offices Available Within Established Medical Practice

St James's Medical Practice, Malthouse Drive, Dudley DY1 2BY

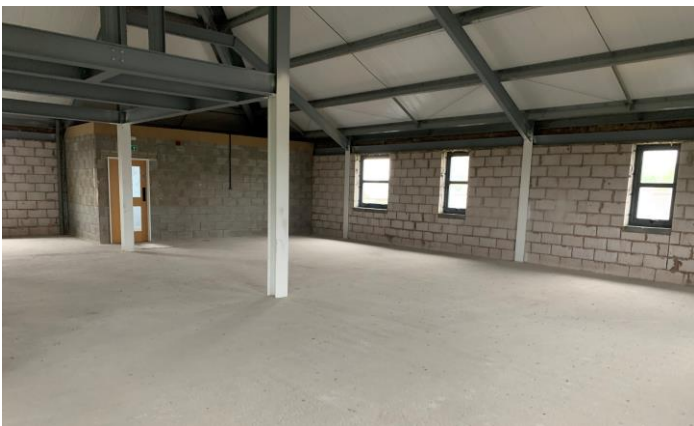


Sanderson  
Weatherall





- Three rooms including the entire second floor totalling 792.19 sq m (8,527 sq ft) within established medical centre.
- Ideally suited to D1 use but may be suitable for alternative uses (STPP)



## Description

St James's Medical Practice is a modern health centre with three offices available on the first and second floors. There is lift access to the upper floors.

On the first floor are two rooms, one of circa 244 sq ft (20.83 sq m) gross internal area, and the second of 297 sq ft (27.58 sq m) gross internal area, which are both in new shell condition.

The entire second floor extends to circa 8,006 sq ft (743.78 sq m) gross internal area. The floor is in shell condition ready for tenants fit out. There is a fire escape staircase leading to a ground floor lobby, which could be used to create an independent access to the second floor.

The offices are accessed via the existing medical centre and would therefore be ideally suited to a healthcare (D1) use, however would be suitable for alternative uses subject to obtaining the necessary planning consents. The medical centre benefits from car parking.

## EPC

A full copy of the EPC is available upon request

## Location

Located approximately 0.5 miles from Dudley town centre, the available medical space is situated within Northgate Medical Centre, which is prominently located at the junction of Himley Road and Salop Street.

## Lease Terms

A new full repairing and insuring (FRI equivalent) lease for a term for a term of years to be agreed.

## Rent

Details of the quoting rent are available upon application. VAT is payable at the prevailing rate.

## Business Rates

The space is not currently assessed for business rates due to the current shell condition and will be reassessed upon occupation.

## Anti-Money Laundering

In accordance with Anti-Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from the successful tenant.



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