



CIRCA 1,400
SPACE
CAR PARK

CUSTOM
HOUSE

The Waterfront

Custom House

Brierley Hill DY5 1LW

MODERN OFFICES TO LET

3,613 - 18,911 sq ft
(336 - 1,756 sq m)

- Air conditioned office accommodation
- 3 minutes walk from intu Merry Hill Shopping Centre
- Excellent car parking

The ideal working environment

www.thewaterfront.uk.com



FREE BUSINESS
RATES FOR
2 YEARS

Location

Custom House is located within the spectacular Waterfront complex. Established occupiers who have chosen The Waterfront include: Age UK, West Midlands Ambulance Service, HM Revenue & Customs and Higgs & Sons Solicitors. 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.

Custom House

The premises comprise high specification offices. The specification includes:

- Raised Floors
- Suspended Ceilings
- Recessed lighting
- Air conditioning
- 24/7 access
- Car parking

Accommodation

Floor	Sqft	Sq M	EPC Rating
B2 Ground	3,613	335.66	C-69
B2 First	3,613	335.66	C-64
B3 First	4,036	374.96	C-64
B2 Second	3,613	335.66	C-65
B3 Second	4,036	374.96	C-65
TOTAL	18,911	1,756	

Tenure/Rent

Leasehold. Details upon application to the joint agents.

Service Charge

A service charge is levied for the landlord's services provided.

Business Rates

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

Dudley Business Investment Zone 2 Year Business Rate Free Period

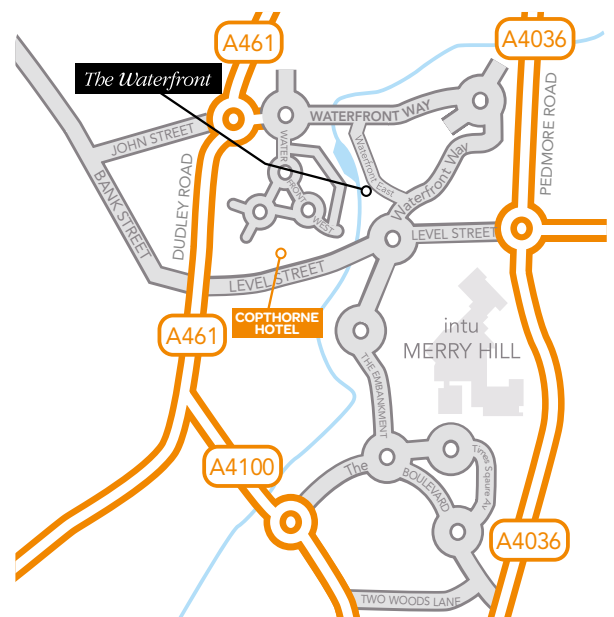
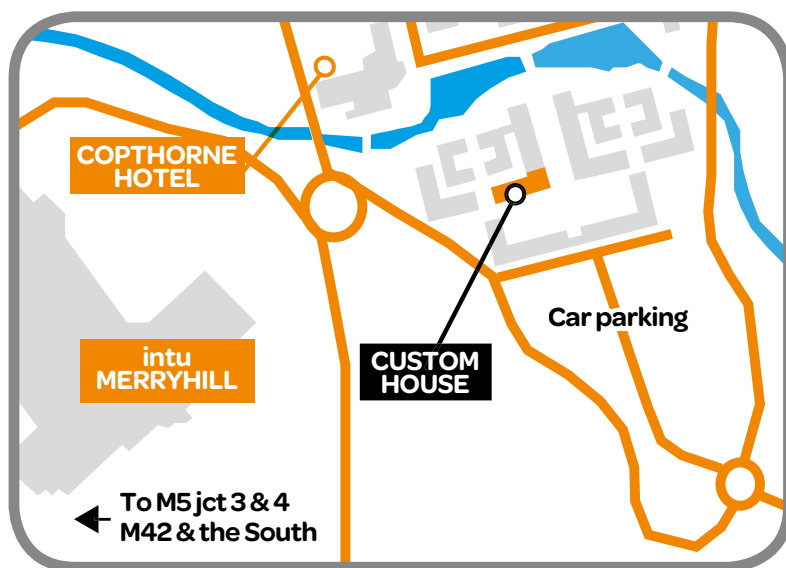
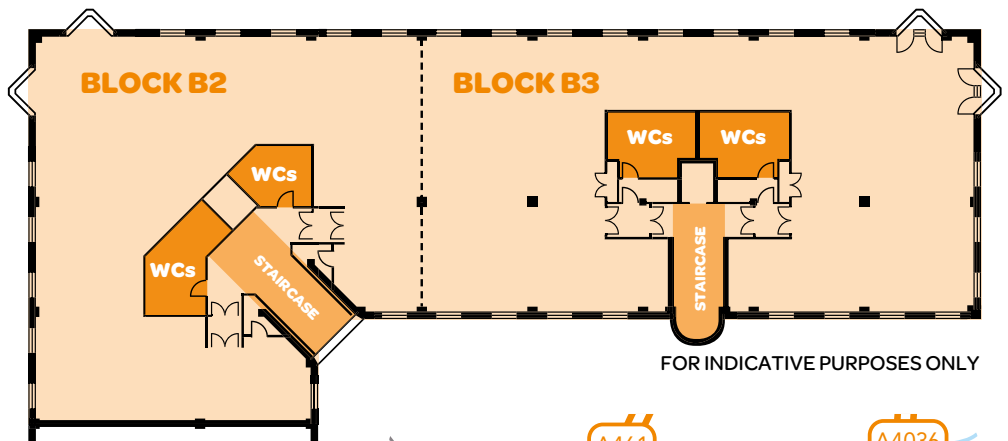
The investment zone scheme offers new occupants of vacant space at the Waterfront a two-year business rate free period (subject to terms), which is a significant saving for any business wishing to expand its operation. This is subject to agreement with the landlord. Further details available from businessfirst.dudley.gov.uk/dudley-business-investment-zone.

Legal Costs

Each party to bear its own legal costs.

Viewing

By appointment with the joint agents.



Vail Williams
0121 654 1065
vailwilliams.com

Halls
0121 561 7888
hallscommercial.co.uk

Important: These brief particulars have been prepared as agents for our clients and are intended as a convenient guide to supplement an inspection or survey. Their accuracy is not guaranteed. They contain statements of opinion and in some instances we have relied on information provided by others. You should verify the particulars on your visit to the property and the particulars do not obviate the need for a full survey and all the appropriate enquiries. Accordingly, there shall be no liability as a result of any error or omission in the particulars or any other information given.

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