



T4 Dudley Court North
The Waterfront, Brierley Hill

TO LET - T4 DUDLEY COURT NORTH



T4 Dudley Court North, The Waterfront, Brierley Hill, DY5 1XP



Ground and first floor, self contained office space built to a good, modern specification. Located within The Waterfront Business Park, an attractive, secure, waterside business park adjacent to the Merry Hill Shopping Centre.

- 4,288 sq ft (398.56 sq m)
- Ground and first floor accommodation
- Open plan office space on first floor
- Open plan and self contained offices on the ground floor
- Built to a good specification with suspended ceilings, raised floors, double glazing and Cat II lighting
- Extensive on site car parking
- Popular business park location
- Excellent security
- Adjacent to the Merry Hill Shopping Centre



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Two storey modern office building overlooking canal

Location

The property is located within The Waterfront Business Park adjacent to the Merry Hill Shopping Centre. The Waterfront Business Park provides approximately 750,000 sq ft of high quality office accommodation within attractive landscaped surroundings.

The Waterfront Business Park is supported by a full range of facilities, including a hotel, bars and restaurants overlooking The Waterfront canal and extensive car parking.

Over recent years there have been considerable infrastructure improvements around The Waterfront and Merry Hill complex, particularly relating to the road network. This will culminate in the extension of the Midland Metro Line, with a new metro station being located at The Waterfront, giving access to Birmingham city centre and the national railway network.

The nearby A4036 Pedmore Road provides direct access into Dudley north bound, whilst south bound provides access to Junction 3 of the M5 Motorway, as well as opening up access to Kidderminster and Worcester.

Description

The property comprises ground and first floor office space built to a good, modern specification.

The office space benefits from raised floors providing an opportunity for power, data and telephone connections, suspended ceilings with CAT II lighting and gas fired central heating.

A kitchenette and a series of meeting rooms, separated by glass partitioning are also provided at ground floor level. Toilet facilities are located on both ground and first floor.

The estate benefits from CCTV, 24 hour on site security, extensive landscaping and is gated out of hours.

Accommodation

Floor	Description	Sq M	Sq Ft
Ground	Offices	210.91	2,269
First	Offices	187.65	2,019
Total		398.56	4,288

Tenure

Leasehold - Rent £26,600 per annum exclusive.

The property is available on a new full repairing and insuring lease.

Business Rates

Ground Floor	Rateable Value £12,250 Rates Payable £6,014.75
First Floor	Rateable Value £11,750 Rates Payable £5,769.25

2019/2020 Rates Payable 49.1p in the £.

The property falls within the DY5 Business and 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 gas, electricity, mains water and drainage are connected to the property.

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

Legal Costs

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

Service Charge

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

EPC

Energy Performance Rating C.

Fixtures & Fittings

Any fixtures and fittings not expressly mentioned within 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 exclusive 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 the agent.




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Licence Number - 100022432 - Not to Scale


 **Approximate Travel Distances**

 **Locations**


- Junction 2 M5 5.7 miles
- Intu Merry Hill Centre 0.4 miles
- Birmingham centre 13.3 miles

Sat Nav Post Code

- DY5 1XP

 **Nearest station**

- Cradley Heath 23.1 miles

 **Nearest Airports**

- Birmingham Int 28.2 miles



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