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TO LET

OFFICE AND WAREHOUSE BUILDING
UNIT 1, WATERFRONT BUSINESS
PARK,
DUDLEY ROAD,
BRIERLEY HILL,
DY5 1LX

1,868 sq ft—9,245 (173.54—858.88 sq m)

- 30 on site car parking spaces - plus additional car parking/service area at the rear
- Adjacent self contained service yard / additional parking
- 3 minutes walk to intu Merry Hill Shopping Centre

bulleys.co.uk/waterfrontBP1



INDUSTRIAL AND COMMERCIAL PROPERTY SPECIALISTS

Telford
01952 292233

Oldbury
0121 544 2121
View more at bulleys.co.uk

Wolverhampton
01902 713333

LOCATION

1 Waterfront is located within the established Waterfront Business Park. Occupiers who have chosen Waterfront include: Higgs & Sons Solicitors, Emerson Network Power Ltd, West Midlands Ambulance Service and Royal Mail. Waterfront Business Park forms part of the Waterfront complex.

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.

DESCRIPTION

The premises comprise a self contained office building over two floors. The building will be refurbished to provide:

- Raised Floors
- Suspended Ceilings
- Recessed lighting
- 1 passenger lift
- 24/7 access
- Disabled facilities
- WCs
- Comfort cooling

ACCOMMODATION

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

Ground Floor	1,868 sq ft	(173.54 sq m)
First Floor	9,245 sq ft	(858.88 sq m)

LEASE

The property is available by way of a new full repairing and issuing lease by way of negotiable term.

LEGAL COSTS

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

SERVICES

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

PLANNING

Interested parties are advised to make their own enquiries with Sandwell Metropolitan Borough Council on 0845 351 0017.

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

RATES

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

EPC

The building has an energy performance rating of E.

WEBSITE

Aerial photography and further information is available at bulleys.co.uk/waterfrontBP1

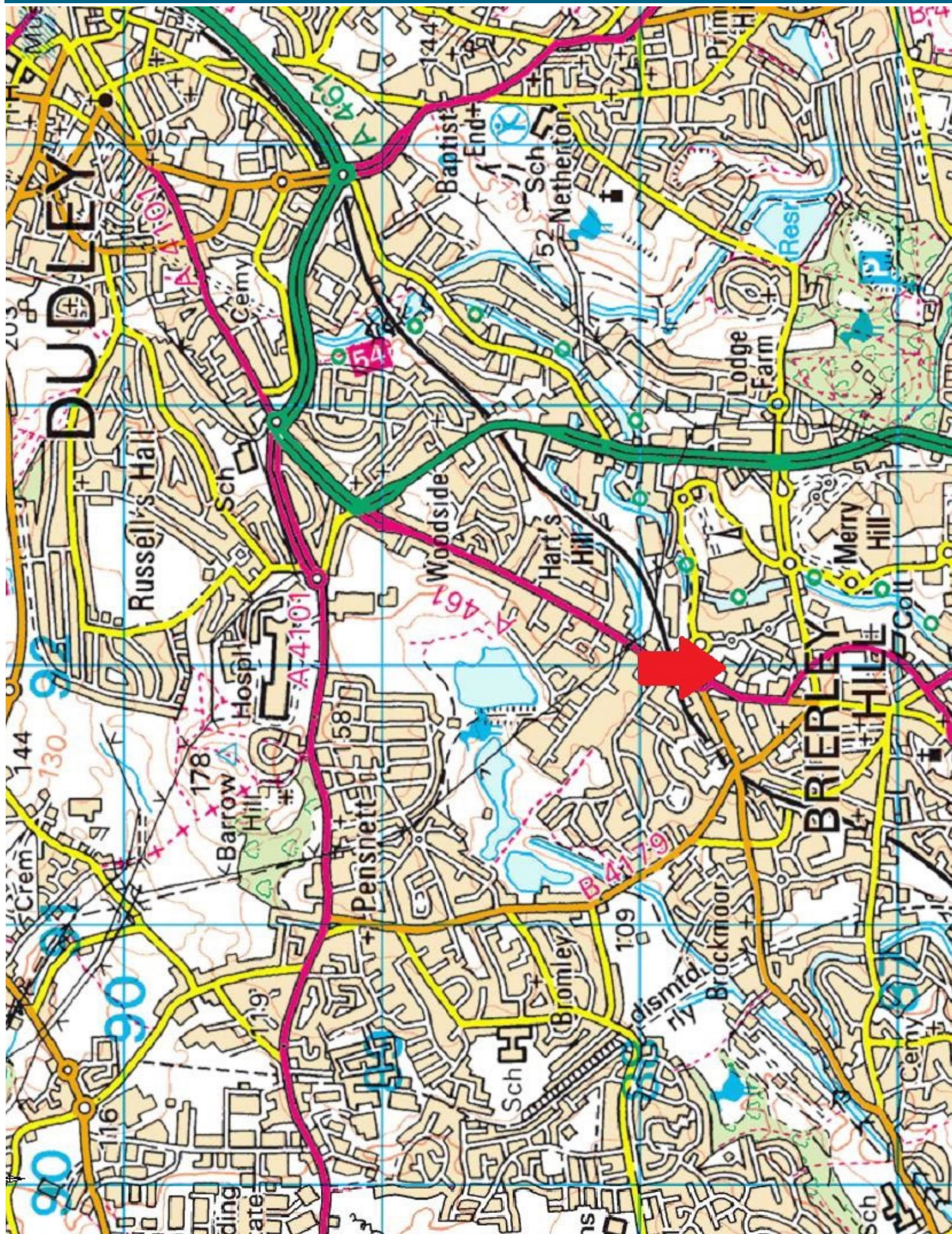
VIEWING

Strictly by prior appointment with Bulleys at their Oldbury office on 0121 544 2121 or our joint agents Fisher German.





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



IMPORTANT NOTICE

Bulleys for themselves and for the vendors or lessors of this property whose agents they are 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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