

BRIDGE HOUSE, WATERFRONT EAST, BRIERLEY HILL, DUDLEY, WEST MIDLANDS, DY5 1XR



TO LET

OFFICE ACCOMMODATION

42,841 sq.ft/3,980.22 sq.m

- Relatively modern, 4 storey (plus basement) office accommodation, available as a whole or floor by floor/subdivision.
- Excellent off-street car parking.
- Forming part of Waterfront Business Park, adjoining Dudley Canal/Basin.
- Within close proximity to Merry Hill Shopping Centre.
- Mixed use development, including coffee shops, bars and restaurants.
- Nearby occupiers include Dudley Building Society, Gallagher Insurance agency, Dudley Metropolitan Borough Council, Royal Mail, JD Wetherspoons, Waldrons Solicitors and Bryer Consulting Engineers Ltd, West Midlands Ambulance Service.
- Competitive rental level.
- Suspended ceilings throughout. Gas fired central heating. 2 passenger lifts.



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LOCATION

Bridge House, forms part of the Waterfront East/Waterfront Business Park (developed early 1990's).

Attractive, landscaped environment adjoining Dudley canal/basin/moorings and within close proximity to the Merry Hill Shopping Centre.

The development includes Capstone House, Custom House, Key House & Pedmore House.

Predominantly office accommodation of an identical nature, including various bars/restaurants/coffee shops and a Copthorne Hotel.

Wolverhampton is located approximately 9 miles due north and Birmingham City Centre, 12 miles due east.

Ease of access to the national motorway network – M5 & M6 motorways.

DESCRIPTION

L shaped (west & south wings), 4 storey office accommodation, plus basement storage.

The central core incorporates 2 lifts.

Suspended ceilings throughout.

Gas fired central heating.

All floors have the benefit of toilet & kitchen facilities.

ACCOMMODATION

42,841 sq.ft/3,980.22 sq.m

| Floor | Area (sq.ft) | Area (sq.m) |
|----------|---------------|-----------------|
| Basement | 1,978 | 183.73 |
| Ground | 9,946 | 923.97 |
| First | 9,969 | 926.17 |
| Second | 10,473 | 972.96 |
| Third | 10,475 | 973.19 |
| Total | <u>42,841</u> | <u>3,980.02</u> |

CAR PARKING

36 parking spaces reserved at basement level.

A further 1,500 parking spaces are provided for the wider business park development (free of charge).

TERM

The property is available on the basis of new, 5 year FRI lease (longer if required).

ASKING RENTAL LEVEL

£215,000 per annum exclusive (circa, **£5 per sq.ft/£53.82 per sq.m**).

RENTAL PAYMENTS

Quarterly in advance.

VAT

VAT is applicable.

BUSINESS RATES

The property is subject to various business rate assessments.

Further information is available from the joint letting agents.

SERVICE CHARGE

A service charge is applicable for the upkeep for all common areas.

Further information is available from the joint letting agents.

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VIEWING INFORMATION

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JOINT AGENT

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OCCUPATION

Immediate occupation is available on completion of all
legal formalities.

ANTI MONEY LAUNDERING

Two forms of ID will be required from any ingoing tenant.

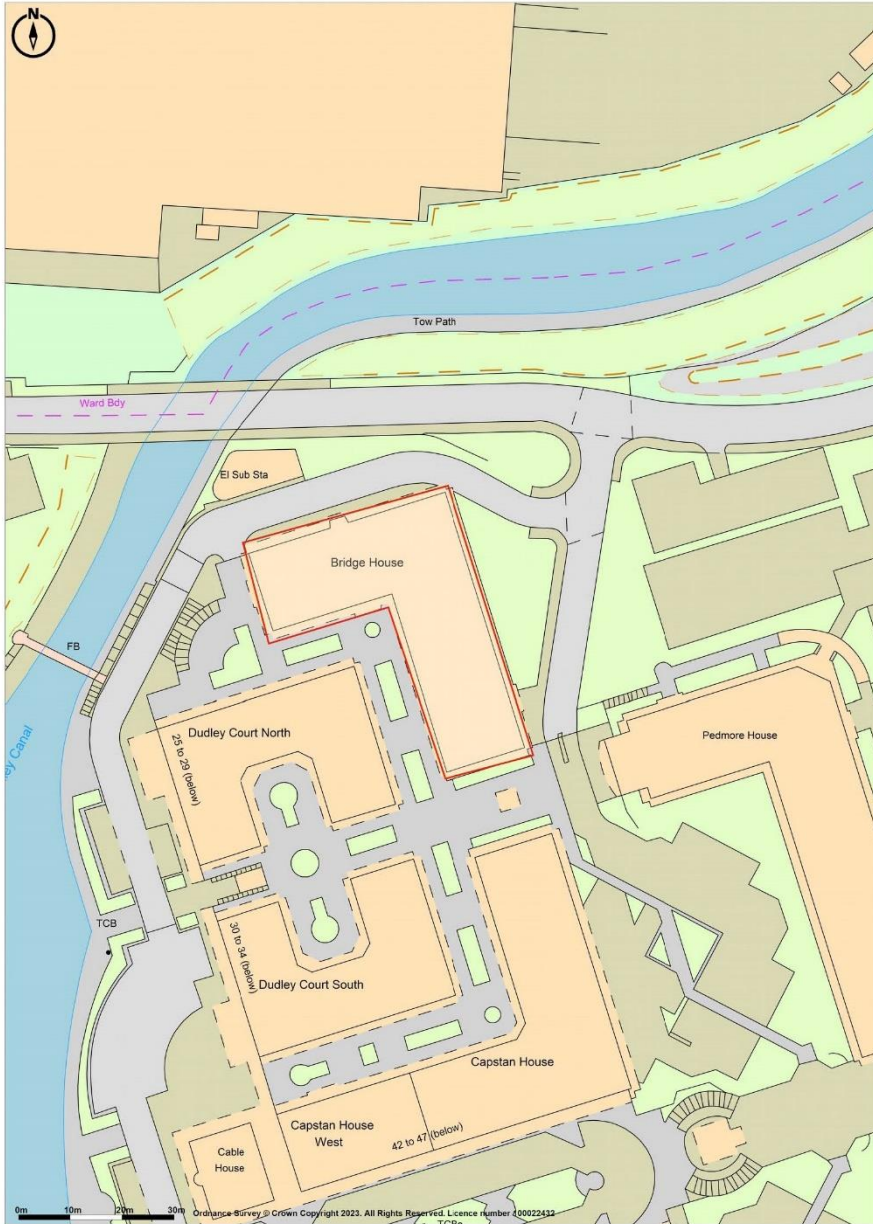
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NOTICE

STEPHENS McBRIDE - as agents for the Vendor and for themselves, give notice that:

1. These particulars do not constitute an offer, or contract, or any part thereof and none of the statements contained in the Particulars as to the property is to be relied on as a statement or representation of fact.
2. An intending Purchaser **MUST** satisfy himself by inspection or otherwise, as to the accuracy of the statements herein. Such statements are made in good faith but without responsibility on the part of Stephens McBride or the Vendor.
3. The Vendor does not make or give, nor is Stephens McBride or its staff authorised to make or give any representation or warranty in respect of this property.

In the event of any inconsistency between these particulars and the Conditions of Sale, the latter shall prevail.

SUBJECT TO CONTRACT

The terms Vendor and Purchaser shall where the context requires be deemed to refer to Lessor and Lessee respectively.