



TO LET



Modern Business Park Offices With On Site Parking

**First Floor Offices, Barberry House, 4 Harbour Buildings,
Waterfront West, Dudley Road, Brierley Hill DY5 1LN**

QUOTING RENT:
£21,000
PLUS VAT PER ANNUM

KEY FEATURES

Established mixed commercial and leisure park

Close to Merry Hill centre & proposed new Metro line

First floor modern offices extending to 2,106 sq. ft. (195.60 sq m)

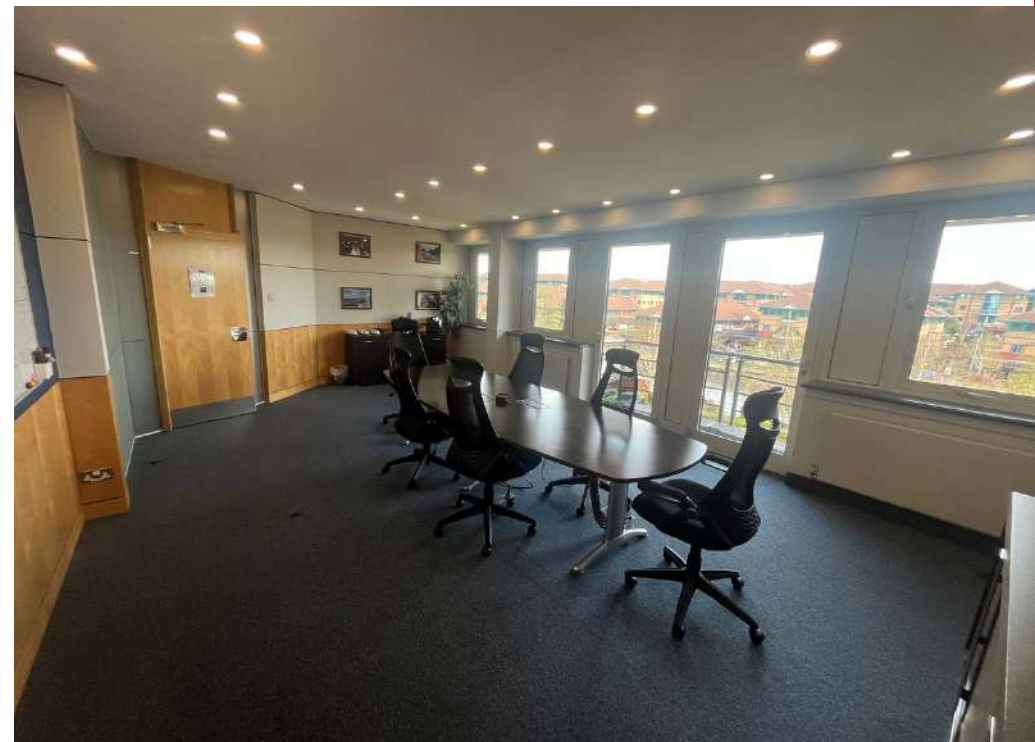
7 allocated onsite car parking spaces included

Male & female WC's

Suspended ceiling & raised flooring

Flexible lease terms

QUOTING RENT: £21,000 PLUS VAT PER ANNUM



LOCATION

Brierley Hill is centrally located in the Black Country, 12 miles west of Birmingham city centre, 9 miles south of Wolverhampton and 3 miles southwest of Dudley. The area is dominated by the commercial developments of Merry Hill Shopping Centre and both Waterfront East and Waterfront Business Park. The area has been transformed since the mid 1980's and has good road links through the Black Country and out to the M5 motorway. Junction 2 is 5 miles to the east while Junction 3 is 7 miles to the southeast. The A4036 runs north through the area to Dudley and south towards Hagley and Stourbridge.

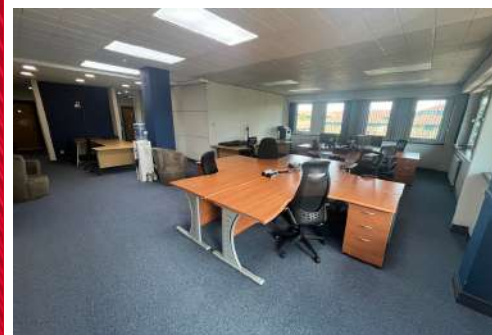
The Waterfront development is centred around the Dudley Canal and was built in the early 1989 providing commercial accommodation for a wide variety of public and private organisations and employing over 4,000 on the park. Waterfront East Business Park lies on the east side of the canal basin comprising 750,000 sq. ft of office and leisure space, it has historically attracted government departments, regional and local professional firms. Around Hagley Court there are an array of legal, accountancy, insurance, and recruitment companies.

MERRY HILL SHOPPING CENTRE

The Merry Hill Shopping Centre lies directly to the south of the subject property and is the 5th largest in the UK providing over 1.6m sqft of retail and leisure space. Plans announced since the summer include investing £50m at the centre to include an enhanced leisure offering. There are over 10,000 free car parking spaces, its own bus station and by 2023 a dedicated Midlands Metro tram stop.

MIDLANDS METRO EXTENSION

Waterfront East Business Park will have its own dedicated Midlands Metro stop on the communal car park when the Metro line extension is completed. The extension is from Wednesbury to Brierley Hill and will serve a large part of the Black Country further enhancing the public transport provision in the region with direct links to both Birmingham and Wolverhampton.





**WATERFRONT EAST
BUSINESS PARK**

COMMUNAL PARKING

LANDMARK RESIDENTIAL SCHEME

HAGLEY COURT SOUTH

HAGLEY COURT NORTH



BARBERRY HOUSE

DESCRIPTION

The property comprises first floor open plan and cellular modern office accommodation. The property comprises a welcoming reception area leading to the office space, area. To the first floor there is a further kitchenette serving the open plan office accommodation with raised floors, and suspended ceilings. There are male & female wc's, and the property benefits from gas central heating.

ACCOMMODATION

The first floor accommodation extends to extends to 2,106 Sq. ft (195.60 Sq. m).

EXTERNAL

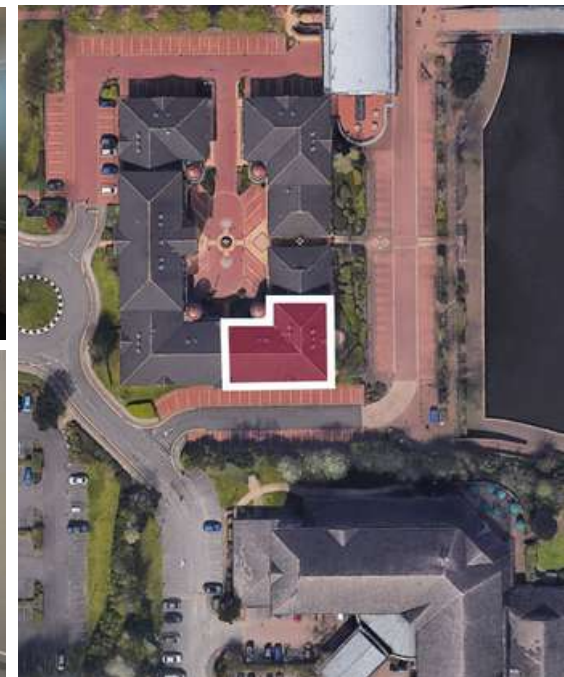
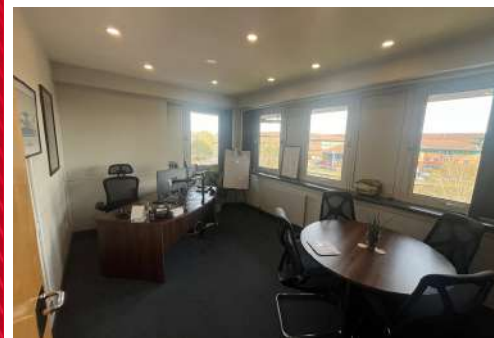
There are seven car spaces allocated to the property and the wider development has public parking to the front of the scheme along the canal basin which is free but limited to a maximum stay of 5 hours. There is a large communal car park to the east of the scheme which has 1,500 spaces, this is also free and has no time restrictions.

LEASE TERMS

The property is available by way of a sublet of the existing lease which commenced on 25/5/2023 and expires on 24/5/2028 at a passing rent of £21,000 per annum.

SERVICE CHARGE

The estate service charge covers services, car parks, canal, and access roads and the tenant is responsible for a proportionate contribution. Full service charge information can be provided on request.





VAT

We are advised that VAT is applicable on rent and service charge.

EPC

Available upon request.

RATEABLE VALUE

We are advised that the current rateable value is £21,500 (1 April 2023 to present).

LEGAL COSTS

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

ANTI-MONEY LAUNDERING

In accordance with anti-money laundering regulations, two forms of identity and confirmation of the source of funding will be required from the successful purchaser.



CONTACTS

Garry Johnson

0121 524 2583

gjohnson@bondwolfe.com

Birmingham Office

0121 525 0600

agency@bondwolfe.com



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