



Unit 2 Silver End
Business Park,
Brettell Lane
Brierley Hill

'To Let'
2 Storey Workshop/Office unit

Approximately 1000sqft
(93m²).

The Lee, Shaw
Partnership
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LEE, SHAW

Land & Estate
Agents
Chartered Surveyors

Location

Accessed from Brettell Lane (A461) which connects Brierley Hill to the A491 Stourbridge to Kingswinford Road. The property is within ¼ of a mile of Brierley Hill Town Centre and just over a mile from the Merry Hill shopping complex and Waterfront development.

Motorway access is available at junction 3 Halesowen of the M5 Motorway approximately 8 miles away.

Description

Silver End Business Park forms an attractive business park environment which is a self contained secure courtyard development of business/office units each providing accommodation over 2 floors with on site CCTV Security.

Unit 2 comprises ground floor with main workshop/potential office area with fitted kitchen units to one corner with sink and directional ceiling lighting. Timber double doors that open to the electrically operated roller shutter door on the outside of the building. There is an entrance lobby with shower room/w.c and a staircase to the first floor.

The 1st floor is divided to provide a reception area with stylish sink unit, office and store with up lighters.

Electric wall heaters are to be installed by the Landlord.

The unit benefits from uPVC double glazing.

Outside there is a forecourt providing loading/unloading and car parking area with space for 3 cars.

Accommodation

Gross Internal Areas:

Ground and 1st Floor - approx 1000sq.ft (93m²)

Flexible accommodation; the layout could be altered to an extent to suit tenants requirements. Details to be negotiated.

Conditions under which these Particulars are issued

The Lee, Shaw Partnership for themselves and for the vendors of this property whose agents they are give notice that:-

- 1) The particulars are set out as a general outline for the guidance of intending purchasers and do not constitute, nor constitute part of an offer or contract.
- 2) 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 purchaser should not rely on them as statements or representations of fact and must satisfy themselves by inspection, survey or otherwise as to the correctness of each of them.
- 3) No person in the employment of The Lee, Shaw Partnership has any authority to make or give representation or warranty whatsoever in relation to this property.

Services

Mains water, drainage, gas and III-phase electricity are connected or available.

Lease Terms

The unit is available on new 6 year lease with a 3 year break option and rent review.

Rent:

£6,000 + VAT p.a exclusive in the first year
£7,000 + VAT p.a exclusive in the second year
£8,000 + VAT p.a exclusive in the third year.

Service Charge

£1387.50 p.a

The service charge covers the common areas and maintenance of the estate including site management, security with CCTV, buildings insurance, waste collection and external redecoration.

Rateable Value

The 2010 Rateable Value is £5,800

Legal Costs

Each party to be responsible for there own Legal costs incurred in the letting.

Viewings:

Viewings are strictly by appointment with The Lee, Shaw Partnership – Commercial Department.

Contact Details

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