

FOR SALE / TO LET

UNIT 6, NAVIGATION POINT

WATERFRONT BUSINESS PARK, DUDLEY ROAD, BRIERLEY HILL DY5 1LX



OFFICES

23,304 sq ft (2,165 sq m) (approx.)

- Modern refurbished offices
- VRF heating/cooling system
- 84 on site car parking spaces
- Modern business park environment
- Central Atrium
- Close to canal marina
- EPC - A Rating

LOCATION

Waterfront Business Park comprises an established office and light industrial park comprising 9 self contained buildings. Nearby occupiers include Royal Mail, Higgs and Sons, Talbots Solicitors and TEAM Software.

The development is accessed from the A461 Dudley Road and A4036 Pedmore Road. The Merry Hill shopping/retail complex is in close proximity along with the planned Wednesbury to Brierley Hill Midland Metro extension.

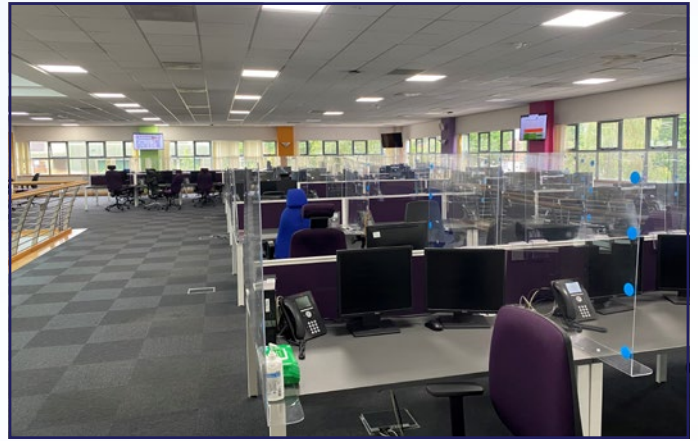
The property is 6 miles approx. from Junction 2 of the M5.

DESCRIPTION

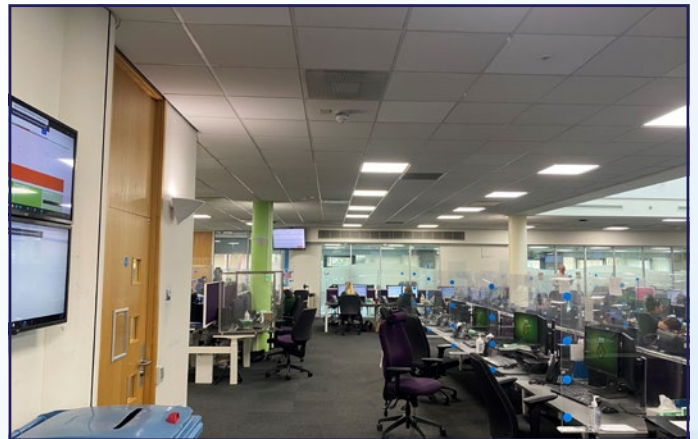
The modern two storey property was recently refurbished and offers predominately open plan office accommodation on a well established Business Park.

The building benefits from a large naturally lit central atrium, a passenger lift, raised access flooring, suspended ceilings with LED lighting, kitchen facilities and toilets to both floors.

The offices benefit from 84 allocated car parking spaces.



POSTCODE: DY5 1LX



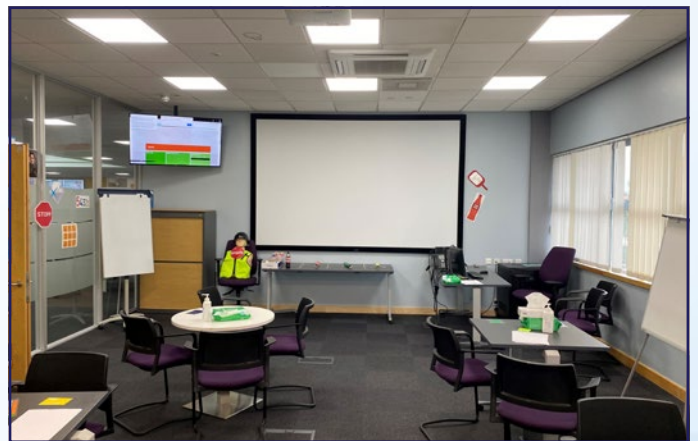
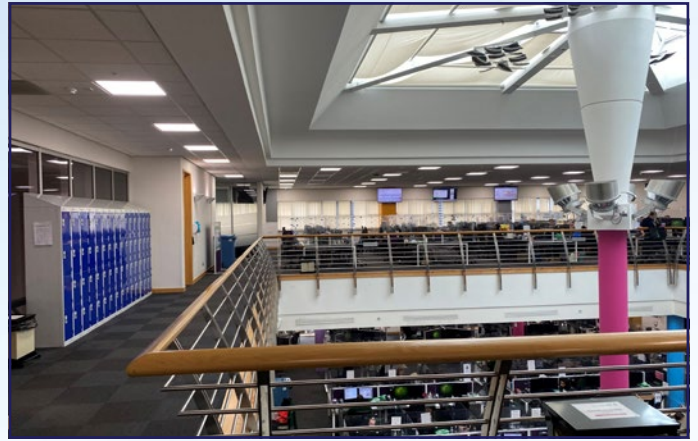
ACCOMMODATION

	SQ M	SQ FT
Ground Floor Offices	1,133	12,196
First Floor Office	1,032	11,108
TOTAL Approx.	2,165	23,304

SERVICES

We understand that the property is connected to mains services including gas, water drainage and electricity.

The property benefits from a VRF heating/cooling system and central heating to part.



RATING ASSESSMENT

2023 Rateable Value: £164,000
U.B.R.: 49.9p in the £ (2024/2025).

LEASE TERMS

The property is available with the benefit of a new full repairing and insuring lease on terms to be agreed.

RENT

On application.

TENURE

Long leasehold – 999 years from 5th November 2019.

PURCHASE PRICE

£2,100,000

SERVICE CHARGE

A service charge is levied to cover the repair/maintenance of all common areas etc.

VAT

The purchase price/rent may be subject to V.A.T.

FIXTURES AND FITTINGS

All usual tenants fixtures and fittings and those not mentioned in these particulars are expressly excluded from the sale/letting.

ENERGY PERFORMANCE CERTIFICATE

EPC Rating - A rating

MONEY LAUNDERING

The money laundering regulations require identification checks are undertaken for all parties purchasing/leasing property. Before a business relationship can be formed we will request proof of identification for the purchasing/leasing entity.

VIEWING Strictly via the joint agents

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SUBJECT TO CONTRACT Ref: G7207 Date: 09/24

Harris Lamb Limited Conditions under which particulars are issued.

Messrs. Harris Lamb Limited for themselves, for any joint agents and for the vendors or lessors of this property whose agents they are given 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, nor 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 satisfy themselves by inspection or otherwise as to the correctness of each of them.

(iii) No person in the employment of Messrs. Harris Lamb or any joint agents has any authority to make or give any representation or warranty whatever in relation to this property.

(iv) All rentals and prices are quoted exclusive of VAT. (v) Harris Lamb is the trading name of Harris Lamb Limited.

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