



FOR SALE

Ideal Owner Occupier / Investment Opportunity

1-2 Hagley Court North, Waterfront East Business Park, Brierley Hill, DY5 1XF

Bond Wolfe
bw
Est. 1983

Property Highlights

Established mixed commercial and leisure park.

Close to Merry Hill centre & proposed new Metro line.

Ideal turnkey opportunity for owner occupier.

Two story building extending to 5,765 sq. ft (536.05 sq m).

4 allocated car spaces plus free 1,500 space communal car park.

Brand new boilers, glazed meeting rooms, LED lighting.

Offers based on £325,000, equating to a low £56 psf.



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.

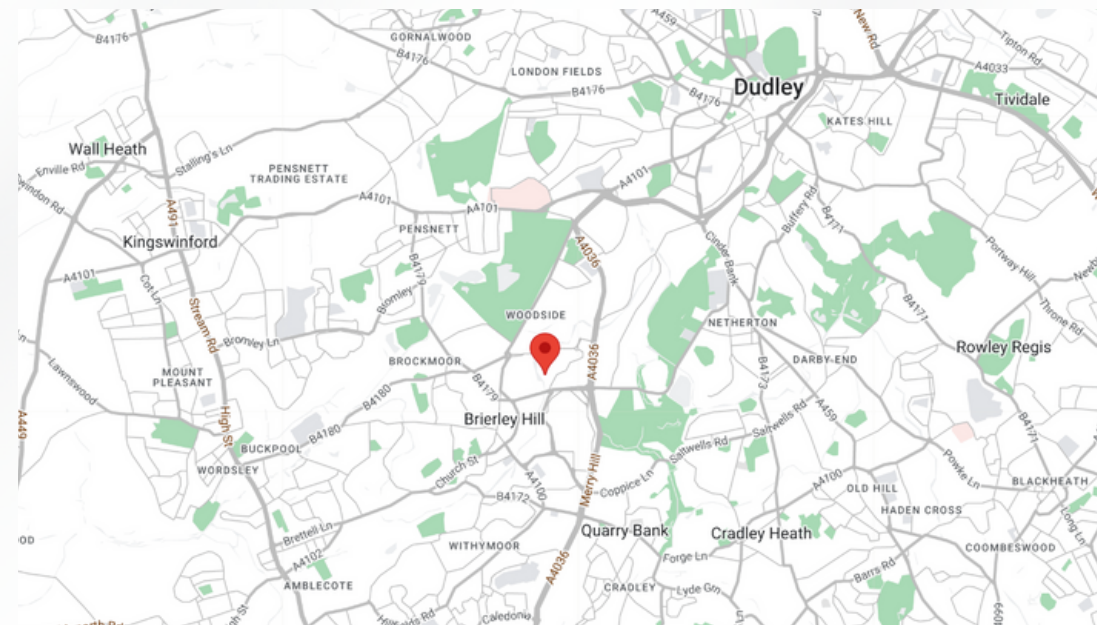
The Waterfront development is centred around the Dudley Canal and was built in early 1989 providing commercial accommodation for a wide variety of public and private organisations and employing over 4,000 on the park. Waterfront East Business Park lies on the east side of the canal basin comprising 750,000 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.

MIDLAND 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.





Description

The property comprises two former single units opened to provide two stories of open plan and cellular modern office accommodation. The property benefits from two separate entrances each with stairwell access to the first floor. The ground floor comprises a welcoming reception leading to a number of glazed conference/meeting rooms together with an open plan kitchen and dining staff breakout area. To the first floor there is a further kitchenette serving the open plan office accommodation which benefits from upgraded LED lighting, raised floors, and suspended ceilings.

Each floor has two sets of male & female wc's accessed from the central core. The vendor has recently installed two brand new gas central heating boilers which serve the property's wall mounted radiators.



Accommodation

- Security fob access
- Reception area
- Server room
- Raised floors
- Suspended ceilings
- LED lighting
- Glazed conference/meeting rooms
- Kitchen & dining breakout area
- First floor kitchenette
- Double glazed windows
- Open plan first floor
- New gas central heating boilers
- Open plan first floor (may split)

Floor	Sq m	Sq ft
Ground Floor	268.50	2,889
First Floor	267.30	2,876
Total	535.80	5,765



External

There are four 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.

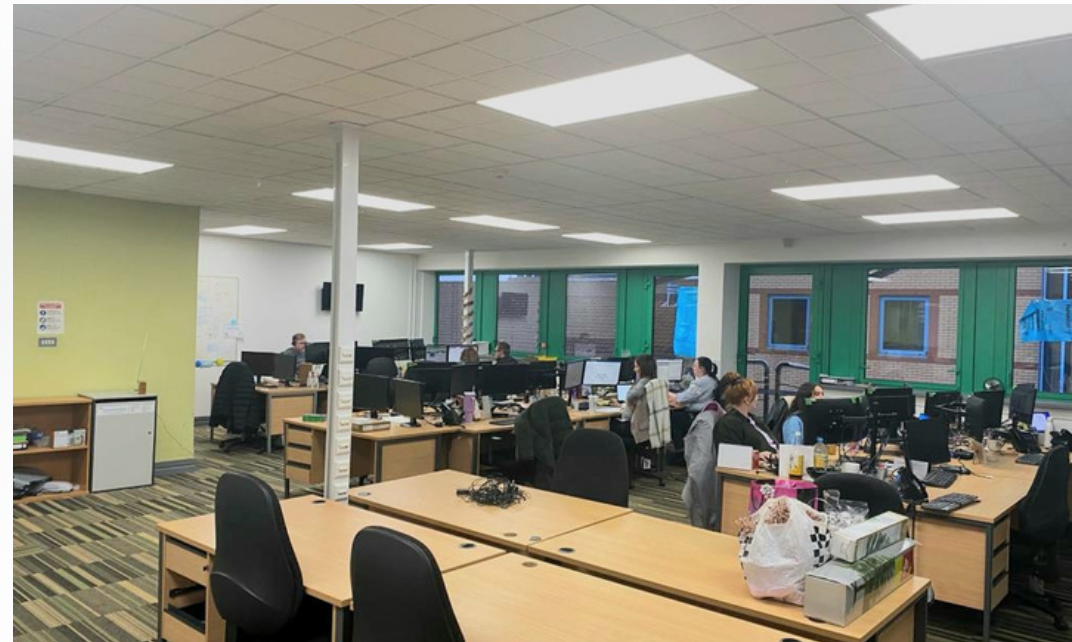
There is a large communal car park to the east of the scheme which has 1,500 spaces, this is also free and has no time restrictions.

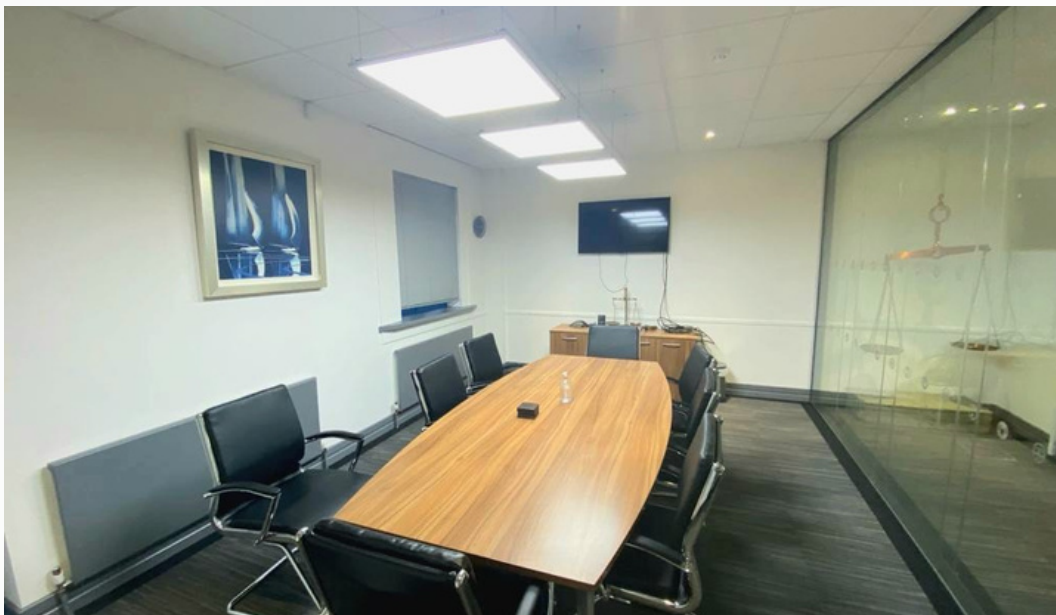
Tenure

999 years (less 6 days) from 25/03/1989 at a peppercorn ground rent. There are rights granted across the wider development.

Service Charge

The estate service charge covers services, car parks, canal, and access roads. The most recent budget for the subject unit is £12,607 per annum which is 1.55% of the overall Waterfront Estate budget. Full service charge information can be provided on request.





Legal Costs

Each party are 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.

EPC

Available upon request.

VAT

Any figures mentioned within this brochure are exclusive of any VAT that may be payable.

Price

Offers based on £325,000 are sought for the long leasehold interest, equating to a low £56 psf.





For Further Information & Viewings

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