



QUAY HOUSE, THE WATERFRONT, BRIERLEY HILL, DY5 1XD

OFFICE TO LET

194 TO 8,585 SQ FT (18.02 TO 797.57 SQ M)



Summary

Modern Office Space - Available on flexible lease terms

Available Size	194 to 8,585 sq ft
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Rent	£8.50 per sq ft
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EPC Rating	C (58)
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- Prominent position on the waterfront
- Onsite secure parking
- Good road links to the motorway network
- Large open plan floor plates
- Refurbished communal areas
- Flexible lease terms available
- Established business location



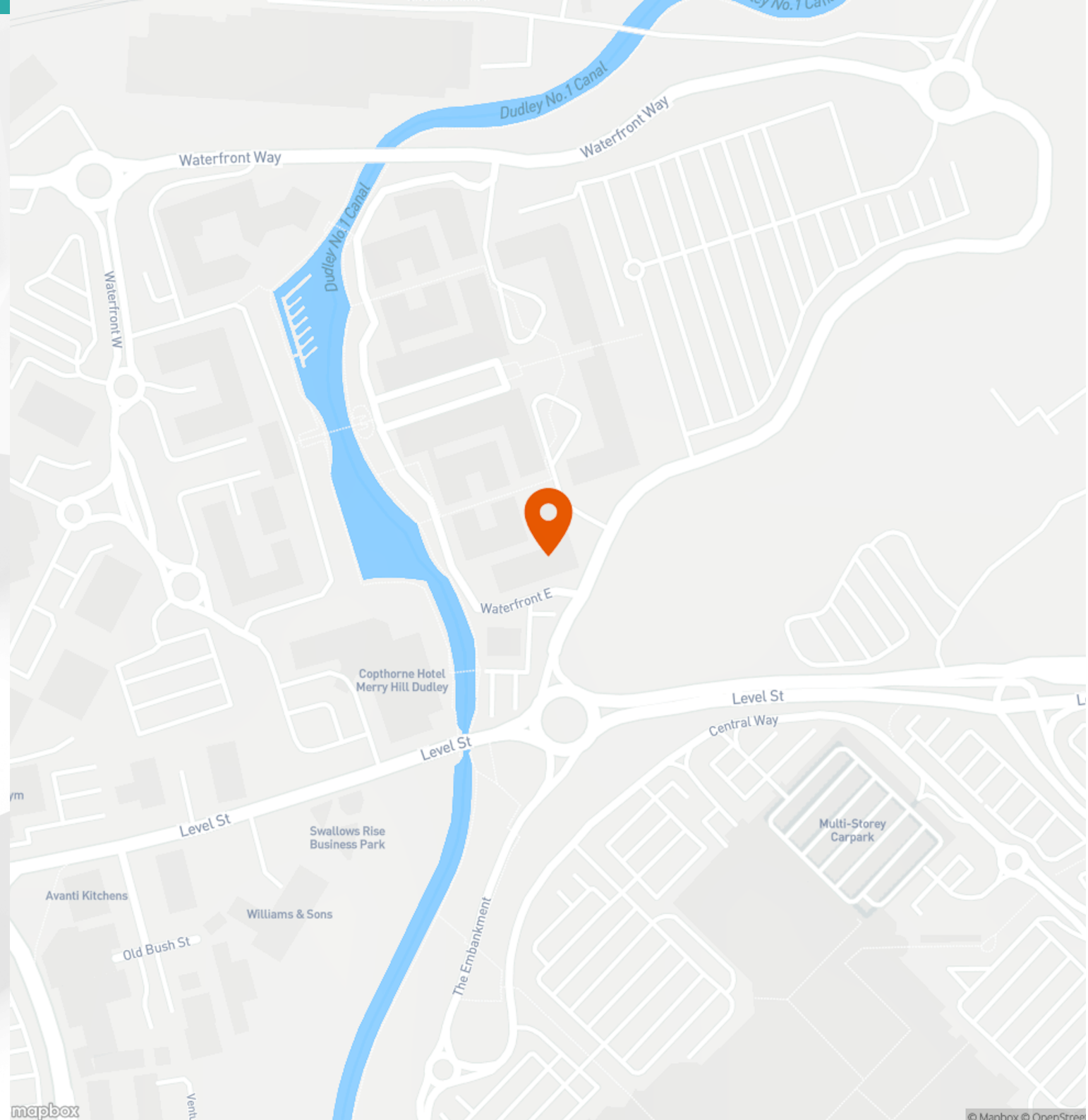
Location



**Quay House, The Waterfront,
Brierley Hill, DY5 1XD**

Waterfront Business Park provides approximately 750,000 sq ft of office accommodation across a number of buildings within separate ownership. The park benefits from attractive and well-maintained landscaped surroundings, with extensive car parking to the rear of the scheme. The scheme fronts the Dudley Canal and is adjacent to Merry Hill Shopping Centre and is well supported with a full range of amenities including a hotel, bars, restaurants and coffee shops.

The Waterfront benefits from good road links to the motorway network and the ongoing expansion of the Midland Metro Line will provide a direct link into Birmingham City centre, albeit this is unlikely to be much before 2025.





Further Details

Description

Quay House comprises a prominent four-storey office building of traditional brick construction, located on The Waterfront Business Park. The property is a multi-let office building of open-plan office space with shared WC facilities and passenger lifts on all floors.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Rent	Availability
3rd - North Wing	8,585	797.57	£8.50 /sq ft	Available
Unit - Suite 102	194	18.02	£4,920 /annum	Available
Total	8,779	815.59		

Viewings

By prior arrangement via the joint agents

Terms

Available on application

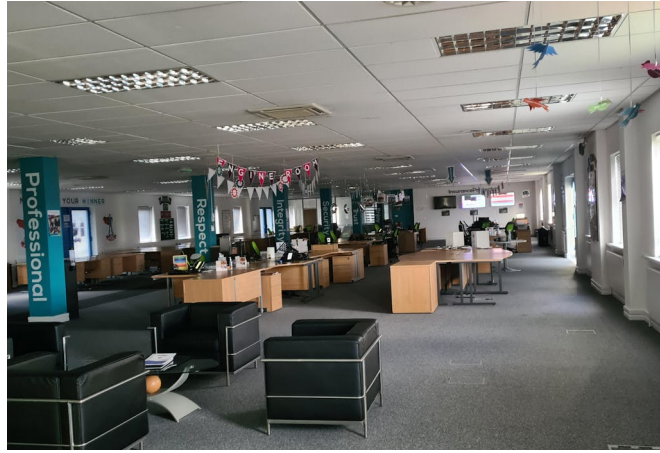
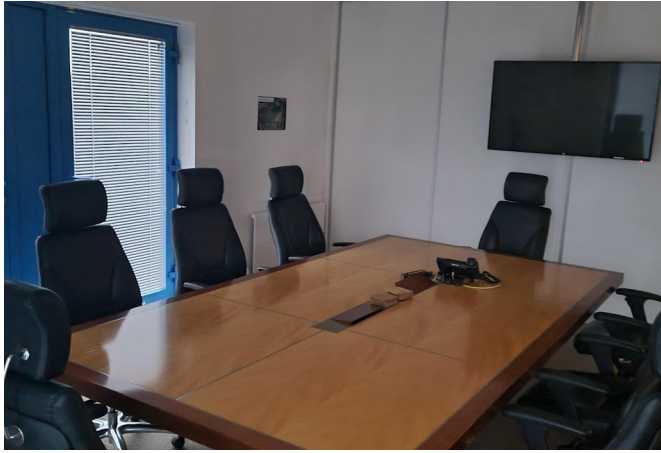
Legal Costs

Each party to be responsible for their own legal costs incurred in this transaction

AML

In accordance with Anti-Money Laundering requirements, two forms of identification will be required from the purchaser or tenant and any beneficial owner together with evidence/proof identifying the source of funds being relied upon to complete the transaction







Enquiries & Viewings



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