



Davies House Business Centre, 4 Lowndes Road, Stourbridge,

TO LET

OFFICES

Size
92 sq.ft. - 1,948 sq.ft.

Rent
See Attached

92 sq.ft (9 sq.m) - 1,861 sq.ft (173 sq.m)

High specification accommodation

'All inclusive rents'

Close to Stourbridge Town Centre

Electric car charging points

EPC Rating - A

Location

The premises are located close to Stourbridge Town Centre, approached from Stourbridge Ring Road via Enville Street. The surrounding area includes residential, industrial/warehouse uses, a large medical centre and a small private hospital facility.

Stourbridge Town Centre is within 5 minutes walking distance.

Description

The offices benefit from the following.

- Receptionist facility (during standard business hours)
- Access 7am - 8pm Monday to Saturday
- Canteen/break out room
- Charging points for electric cars
- Lockers
- Car parking
- Showers
- Gym
- Fire alarm
- Cabling for I.T.
- Shared boardroom
- Fibre broadband
- Bio-mass heating system
- Intruder alarm system
- Cat. 5 & 6 lighting to most areas

Accommodation/Rents

Please note the Schedule attached.

Terms

The rooms are available with the benefit of a new flexible agreements on an internal repairing basis for a term to be agreed.

Rents

Please note the Schedule attached.

The rents are inclusive of the following - electricity, heating costs, cleaning of the common areas, receptionist, car parking, business rates etc.

V.A.T.

V.A.T. will be levied on the rent etc.

Energy Performance Certificate

EPC rating - A.

Fixtures and Fittings

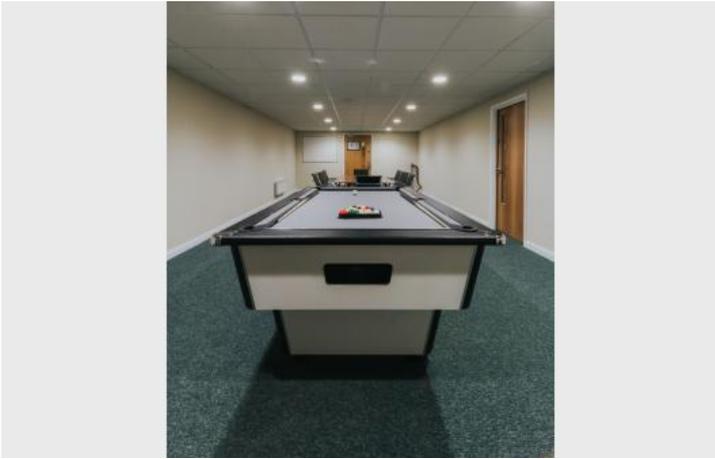
All usual tenants fixtures and fittings and those not mentioned in these particulars are expressly excluded from the lettings.

Viewing

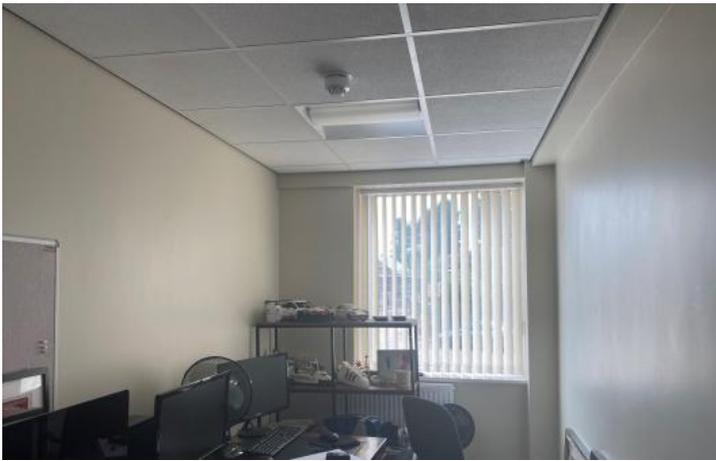
Strictly via the Sole Agents

Sellers Chartered Surveyors
Matthew Pearcey
07764 269803
matthewpearcey@sellers-surveyors.co.uk

Additional Images



Additional Images



Schedule

Davies House Business Centre, 4 Lowndes Road, Stourbridge

| <u>Suite</u> | <u>Size sq.ft</u> | <u>Rent Per Annum</u> | <u>Rent Per Calendar Month</u> |
|--------------|-------------------|-----------------------|--------------------------------|
| 3 | 673 | £18,000 | £1,500.00 |
| 6 | 152 | £5,000 | £416.66 |
| 10 | 190 | £6,270 | £522.50 |
| 13 | 209 | £6,900 | £575.00 |
| 16 | 148 | £4,900 | £408.33 |
| 17 | 488 | £13,000 | £1,083.33 |
| 18 | 1,863 | £50,000 | £4,166.67 |