

Canalside, 9A Narrowboat Way
Dudley, West Midlands, DY2 0XQ



Suite 1, Third Floor, 26 Church Street, Kidderminster DY10 2AR

TO LET

OFFICES

Size
703 sq ft (65 sq m)

Rent
£8,000 per annum exclusive

Third floor suite
Comprehensively refurbished to include
LED lighting, separate glass partitioned
office and air conditioning
High levels of natural light and superb
views.
Private car park.

Location

Church Street is a well established location for professional occupiers within Kidderminster Town Centre. Nearby occupiers include HSBC Bank, a number of solicitors, financial advisors, design and IT companies.

The property is in a Conservation Area and a few minutes walk from both:

Weavers Wharf (the main retail park within Kidderminster Town Centre)
Crossley Retail Park, which plays home to occupiers including Sainsbury's, Curry's & PC World and The Gym.

Description

The property comprises a 4 storey office building with a private car park to the rear. The whole building benefits from a GSM door entry system, CCTV, welcoming reception area, excellent natural light, lift access, fire alarm system, W/C's on each floor.

The whole property is managed by the Landlord to a high standard. The suite benefits from the following.

Far reaching views & superb interior design.
Large open plan office with internal glass partitioned office.
Access to shared board room.
Air conditioning.
New LED lighting.
Use of communal reception.
Shared kitchen.

The car park is at the rear of the building and accessed off Orchard Street. Pay and display parking is available within 150m of the property.

Accommodation (Nett Internal Area) approx.

703 sq.ft (65.33 sq.m.) approx.

Tenure

The property is to let by way of a new Internal Repairing and Insuring lease for a term of years and rent review pattern to be agreed.

Rent

£8,000 per annum exclusive.

Parking spaces for each suite are available via separate negotiation.

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V.A.T.

The property is V.A.T. elected.

Service Charge

A service charge is payable for the upkeep and maintenance of the common areas. Further details are available upon request.

Legal Costs

Tenant to pay contribution towards Landlord's cost of £500.

Rating Assessment

Rateable Value £5,850

UBR: 51.2p in the £(2023/2024).

Energy Performance Certificate

EPC rating - E.

Viewing

Via the Joint Agents as follows.

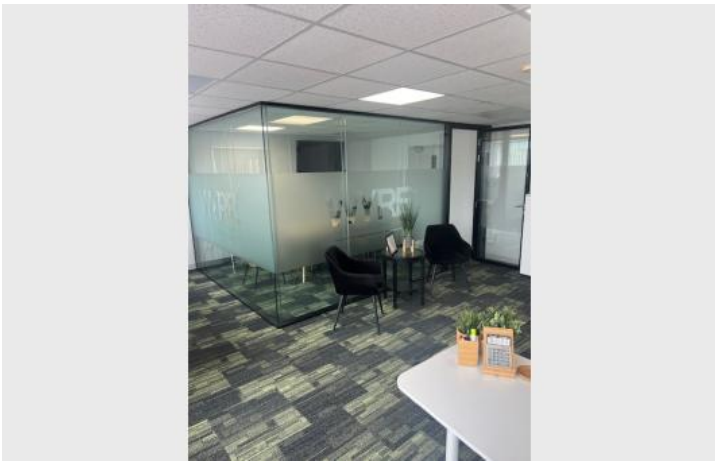
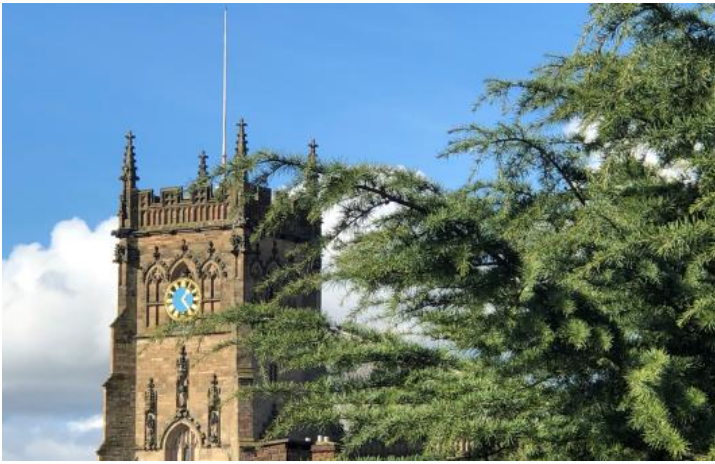
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Additional Images



Location Map

