



CHARTERED SURVEYORS

Please call us

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



Suite B, 26 Church Street, Kidderminster DY10 2AR

TO LET

OFFICES

Size
869 sq ft (81 sq m)

Rent
£8,500 per annum exclusive

Ground floor suite B has a versatile space to include open plan office, private office kitchenette.

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.

Versatile space.
Large open plan office.
Modern kitchenette.
Private office/board room.
Access to rear courtyard..
New LED lighting.

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.

Ground floor suite B - 869 sq.ft (80.76 sq.m)

Tenure

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

Rent

£8,500 per annum exclusive.

Parking spaces for each suite are available via separate negotiation.

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 Landlords cost of £500.

Rating Assessment

Rateable Value: £8,100.

UBR: 51.2p in the £(2023/2024).

Energy Performance Certificate

EPC rating - E.

Viewing

Via the Joint Agents as follows.

Sellers Chartered Surveyors
Matthew Pearcey
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and

Michael Johnson and Co.
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Additional Images

