

ONE WATERFRONT

BUSINESS PARK, DY5 1LX

FULLY REFURBISHED GRADE 'A' OFFICES TO LET
OPEN PLAN OFFICES ON A SINGLE FLOOR

9,604 SQ FT

(MAY SPLIT)





BENEFIT FROM ACCESS TO A VIBRANT WORKFORCE

Brierley Hill has a catchment of 2.9 million people within a 45-minute drive, and a workday population within the town itself of 70,000 people, mainly centred around The Waterfront. Due to its higher than average rate of home ownership, Brierley Hill is a relatively affluent area. However, it also provides a plentiful local workforce with average salary levels below regional and national levels.

“The Wednesbury to Brierley Hill line will be a true game-changer, bringing huge benefits to this part of the Black Country and acting as a catalyst for new housing, jobs and leisure opportunities.”

Andy Street, Mayor of the West Midlands

MIDLAND METRO EXTENSION

The Wednesbury to Brierley Hill Midland Metro extension is planned for completion by the end of 2023. The new line will extend the already successful Metro service further into the heart of the Black Country, providing links to local bus services, the existing national rail network and proposed HS2 network.

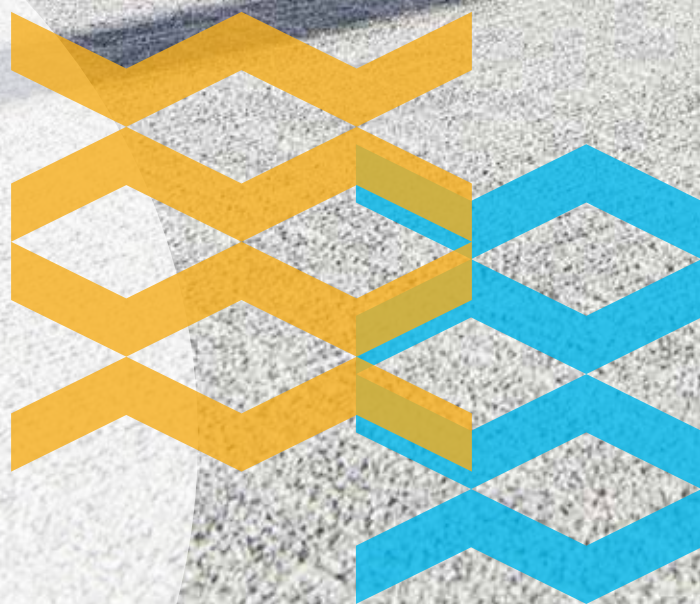
It will reduce journey times between the strategic centres of the region, particularly to Dudley town centre and Merry Hill. Fast and frequent services along the new line will comprise 17 stops, including The Waterfront and Merry Hill. The journey between Brierley Hill and Birmingham is estimated to be 53 minutes, and between Brierley Hill and Dudley approximately 13 minutes. The investment will also act as a trigger for economic growth in the region with 2,000 new homes, almost one million sq ft of commercial space and the creation of over 30,000 new jobs.

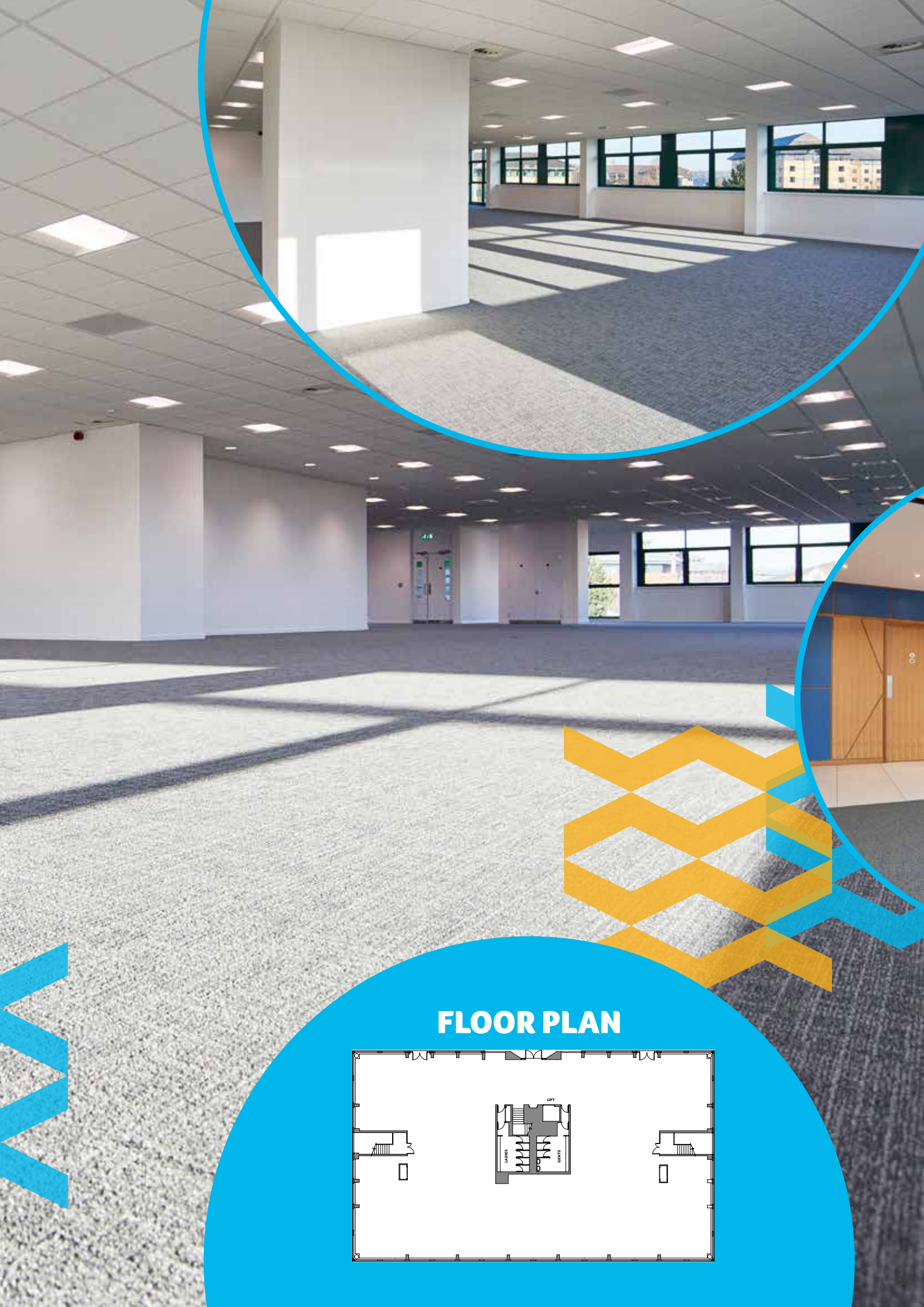
LOTS OF NATURAL LIGHT

One Waterfront Business Park has recently been refurbished to provide high quality, Grade 'A' office space.

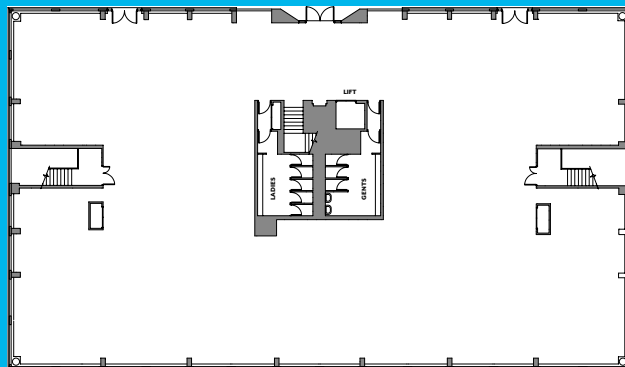
This open plan, efficient space is arranged over a single floor and provides the perfect blank canvas for an occupier to space plan their operation.

Located in Brierley Hill, adjacent to Merry Hill's extensive retail and leisure complex, with excellent on-site car parking, Waterfront Business Park provides an exceptional location for business and a vibrant working environment.





FLOOR PLAN



SPECIFICATION

EPC – C54

- Brand new 3-pipe VRV air conditioning
- Suspended ceilings
- Recessed LED lighting
- Raised access flooring for cable management
- Busbar installed
- Fully redecorated
- New communal entrance/reception
- Passenger lift
- 24/7 access
- Disabled facilities
- WC and shower facilities



ACCOMMODATION

AREA*	Sq ft	Sq m
First floor offices (net internal area)	9,604	892.24

*May split

CAR PARKING

On-site car parking is provided at the ratio of 1:200 sq ft. Additional car parking spaces may be available to lease, subject to negotiation.

TENURE

Available by way of a new effective full repairing and insuring lease at an annual exclusive rent based on £12.50 per sq ft.

VAT


All figures quoted are exclusive of VAT charged at the prevailing rate.

SERVICE CHARGE

A variable service charge will be levied by the landlord to cover the maintenance and repair of the common areas provided at the building and Waterfront Business Park.

WELL CONNECTED

Merry Hill Bus Station provides direct connections to Cradley Heath train station, Dudley, Halesowen, Stourbridge, Walsall, West Bromwich, Birmingham and Wolverhampton. The bus station was recently remodelled to provide real-time information boards and new enclosed shelters with covered walkways and automatic doors.

LOCATION	MILES
Brierley Hill town centre	1
Cradley Heath 	3
Dudley	4
Stourbridge	4
Halesowen	6
M5 J2 (North)	6
M5 J3 (South)	7
Wolverhampton	9
Birmingham	13
Birmingham Airport 	29



LOCATION

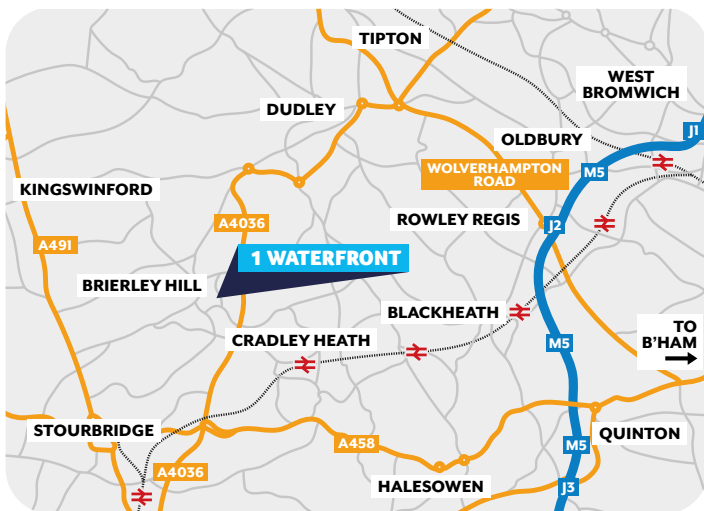
Waterfront Business Park is a well-established office and light industrial park, comprising nine self-contained units.

Accessed from the A461 Dudley Road and Waterfront Way, the Park is located within 8 minutes' walk of Merry Hill, a top 10 regional shopping centre with over 200 stores, food, beverage and leisure outlets.

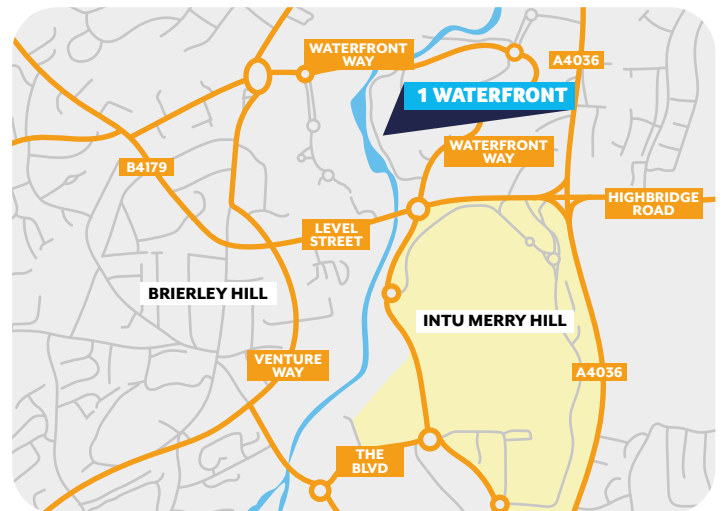
It also forms part of the wider Waterfront complex, comprising both Waterfront East and West business parks. The area known as The Waterfront overlooks an attractive canal marina and provides an ideal location to unwind after work with an array of bars and restaurants, including the Copthorne Hotel and PureGym fitness centre.

Current occupiers include:

- Higgs & Sons Solicitors
- West Midlands Ambulance Service
- Secretary of State
- Royal Mail
- Emerson
- Dudley College



Postcode for Sat Nav: DY5 1LX



FOR FURTHER DETAILS, CONTACT



Nigel Tripp
ntripp@kwboffice.com
 0121 233 2330



Max Shelley
max.shelley@bulleys.co.uk
 0121 544 2121



Business Protection from Misleading Market Regulations 2008 – Conditions under which particulars are issued. KWB and Bulleys for themselves and for the vendors or lessors of this property for whom they act, give notice that: i. these particulars are a general outline only, for guidance of prospective purchasers or tenants, and do not constitute the whole of any part of an offer or contract; ii. KWB and Bulleys cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and prospective purchasers or tenants must not rely on them as statements of fact or representations and must satisfy themselves as to their accuracy; iii. No employee of KWB and Bulleys has authority to give any warranty to enter into any contract whatsoever in relation to the property; iv. Rents, prices, premiums and service charges quoted in these particulars may be subject to VAT in addition; v. Subject to contract.