

The page features a decorative border of vertical bars. On the left and right sides, there are two thick, dark blue vertical bars. In the top and bottom sections, there are two rows of thinner, dark blue vertical bars, each consisting of 14 bars. The text is centered within the white space between these bars.

# SEVEN WATERFRONT

BUSINESS PARK | DY5 1LX

Grade A offices geared for  
wellbeing and energy efficiency

First floor 15,530 sq ft (1,443 sq m) – may split

“

Our new HQ at Seven Waterfront is a great facility for our team and provides an excellent working environment – with its high-level specification and wealth of local amenities. It's ideally located to take advantage of upcoming investments, such as Midland Metro, and gives us a superb location to continue our growth in the Midlands.

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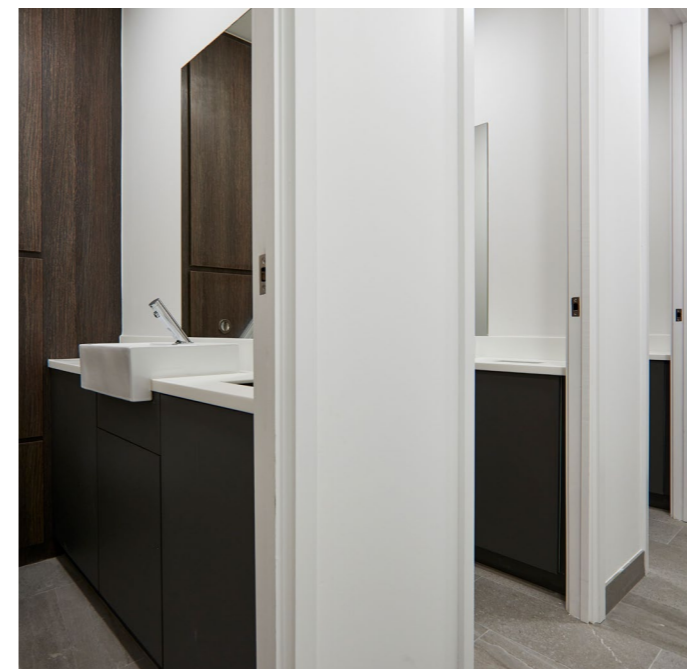
**Dave Hodgetts, CEO, Talbots Solicitors**



## A specification unmatched within the local market

Comprehensively refurbished, Seven Waterfront is a rare opportunity in Brierley Hill. Situated on a well-established business park, this large, two-storey, self-contained building provides Grade A office space, with a naturally-lit central atrium.

The building lends itself to the ESG priorities of today's occupiers – plenty of natural light, optimised air quality and high quality finishes throughout. These features, amongst others, are coupled with proximity to the tranquil canal marina and the broad range of amenities at Merry Hill.



# A healthy environment

From the natural illumination of the atrium's roof lantern to the high level of refurbishment, Seven Waterfront will have a positive impact on your team's wellbeing.



## Car parking

82 spaces available  
(1:189 sq ft)

## Tenure

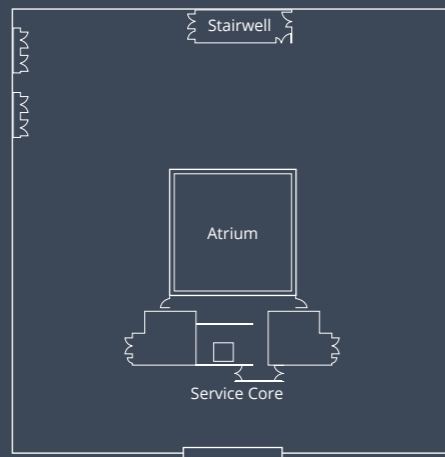
New effective full repairing and insuring lease at an annual exclusive rent.

## VAT

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

## First floor available

15,530 sq ft



## Ground floor

Talbots Solicitors

## 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.

## EPC

EPC A - Maximising energy efficiency



New VRV air conditioning system

– 12 litres per second  
(1:8 sq m occupancy)



New lift car with air purifier

+  
Antibacterial and antiviral paint



New WCs with own ventilation systems

– Full height cubicles and doors  
– Integral vanity units  
– No-touch technology



CO<sup>2</sup> sensing to fresh air system for green efficiency

+  
Daylight dimming to perimeter light fittings  
+  
Suspended ceilings with integral flat panel LED lighting



Raised access floor for cable management  
+  
Low noise busbar system



Integral cycle storage and lockers



Thermal imaging door entry control system



4x new shower cubicles

# Well connected

These offices are ideally located to attract, retain and support a skilled team, and provide them with a variety of easy ways to get to work.

## A greener way to work

The newly remodelled Merry Hill Bus Station provides direct connections to Cradley Heath, Dudley, Halesowen, Stourbridge, Walsall, West Bromwich, Birmingham and Wolverhampton.

The Wednesbury to Brierley Hill Midland Metro extension is planned for completion by the end of 2023. This extends the successful service into the Black Country, providing links to bus services, the rail network and HS2.

It will reduce journey times between the strategic centres of the region with Brierley Hill to Birmingham estimated to be 53 minutes and Brierley Hill to Dudley approximately 13 minutes.

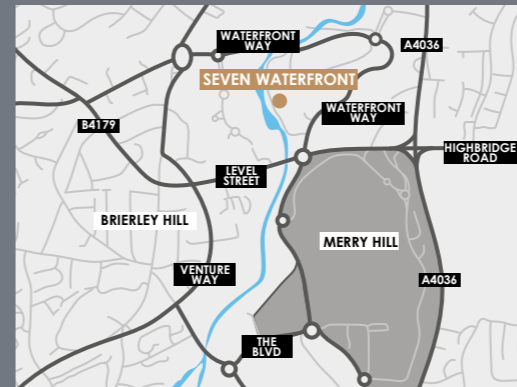
This investment will also act as a trigger for economic growth in the region with 2,000 new homes, almost one million sq ft of commercial space and the creation of over 30,000 new jobs.

## A vibrant talent pool

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.



## DY5 1LX



## Location

Waterfront Business Park is a well-established office and light industrial park, comprising nine self-contained units. Occupiers include West Midlands Ambulance Service, Royal Mail, Higgs & Sons and TEAM Software, amongst others.

Accessed from the A461 Dudley Road and Waterfront Way, the park is located just 8 minutes' walk from Merry Hill's retail and leisure complex with over 250 brands, an array of food and drink options and entertainment venues.

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 its bars and restaurants, the Copthorne Hotel and PureGym fitness centre.



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

# Contact



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## BRIDGES

Fund Management

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