



WATLING
REAL ESTATE



FOR SALE

STATE-OF-THE-ART MUSIC EDUCATION FACILITY

CABLE PLAZA
WATERFRONT WEST
BRIERLEY HILL • DUDLEY
WEST MIDLANDS **DY5 1LW**

HIGHLIGHTS

- STATE-OF-THE-ART MUSIC EDUCATION FACILITY
- MULTI-MILLION-POUND FIT-OUT COMPLETED BY OVERBURY IN 2019
- EXCEPTIONALLY HIGH SPECIFICATION INCORPORATING HIGH-CAPACITY DATA INFRASTRUCTURE AND UPGRADED M&E SERVICES
- ACCOMMODATION COMPRISING SOUND-PROOFED RECORDING, BROADCAST AND REHEARSAL STUDIOS, ALONGSIDE MULTI-PURPOSE TEACHING AND LECTURE ROOMS
- 44,623 SQ.FT. NIA ACROSS 3 FLOORS
- HELD BY WAY OF 150-YEAR LEASE FROM DECEMBER 2018 AT PEPPERCORN RENT
- LOCATED WITHIN DY5 BUSINESS AND INNOVATION ENTERPRISE ZONE
- OFFERS OF £4 MILLION INVITED FOR THE LONG-LEASEHOLD INTEREST





LOCATION

The property is located on Waterfront West, Brierley Hill, which comprises one phase of the larger Waterfront Business Park scheme, established in the early 1990s. The estate, set around the canal marina and attractive landscaped surroundings, provides extensive office and commercial accommodation in the form of self-contained and multi let buildings, as well as restaurants, bars, apartment complex and the Copthorne Hotel.

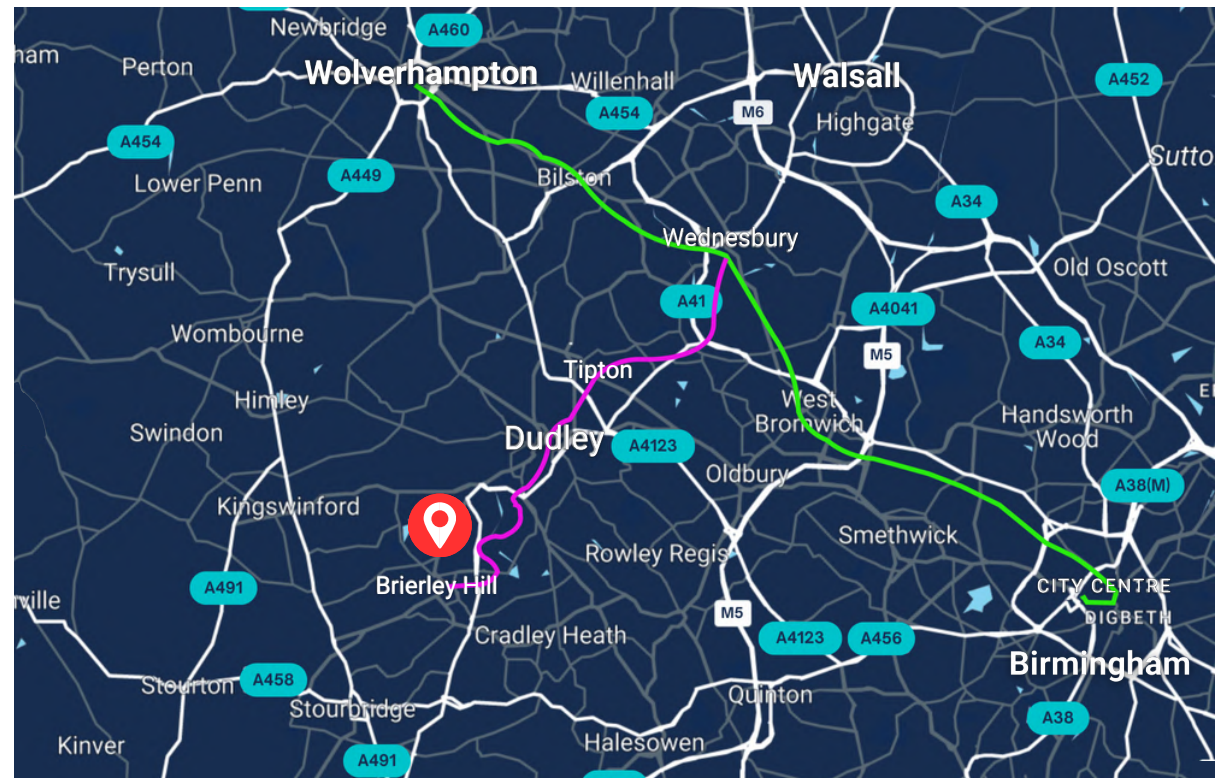
The park is centrally located in Brierley Hill, West Midlands, situated 12 miles and a 30-minute drive time, west of Birmingham City Centre. The park benefits from strong connections to the national road and motorway network, with the M5 accessible at junction 2 (6 miles distant) and junction 3 (8 miles distant). The A4036 dual carriageway is a short distance from the park, connecting with local trunk roads Duncan Edwards Way and the Birmingham New Road, providing onward access to Wolverhampton to the north.

The site benefits from good bus connections via the bus station at the adjacent Merry Hill Shopping Centre, providing direct services to key local centres, including Cradley Heath, Dudley, Halesowen, Stourbridge, Walsall, West Bromwich, Birmingham and Wolverhampton.



Midland Metro Extension

The Waterfront Development stands to benefit from notable infrastructure improvements. The Midland Metro is extending the existing line from Wednesbury to Brierley Hill, with a dedicated stop proposed at the Waterfront. The first phase of the extension is scheduled to be operational during 2024. Funding for the full extension has been confirmed, with a significant junction connecting the existing line and the new line, approaching completion. Once fully operational, the Metro will provide exceptional connectivity, linking the park directly with Birmingham and Wolverhampton City Centres and onwards to HS2 and Birmingham International Airport.



Existing Metro Route



Metro Line Extension



MERRY HILL SHOPPING COMPLEX

CABLE PLAZA SUBJECT PROPERTY

 **Enterprise Zone**

The estate sits within DY5, Dudley's Business and Innovation Enterprise Zone, providing benefits including business rates relief, superfast broadband and a simplified local authority planning process. The purpose of the Enterprise Zone is to stimulate investment and economic growth within the wider Waterfront Business Park scheme in which Waterfront West is located.

 **Education**

Dudley College of Technology have a c. 85,000 sq.ft. footprint at the Waterfront, providing their Construction Apprenticeship Training Centre. This represents one of their 11 campuses within the local area. Funding was secured in 2023 for the creation of a new Transport Technologies Centre in Brierley Hill, which will serve 500 students, providing training in electric vehicles and modern transport systems.

 **Merry Hill Shopping Complex**

The park is a short walk from the substantial Merry Hill shopping centre. The centre is one of the largest in the UK, providing approximately 1.7m sq.ft. of retail accommodation. The centre welcomes 18 million visitors per annum and provides c. 10,000 car parking spaces.



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CABLE PLAZA
SUBJECT PROPERTY

THE LANDMARK
APARTMENT BUILDING

THE PROPERTY

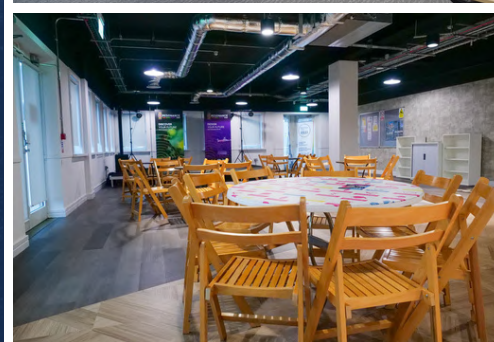
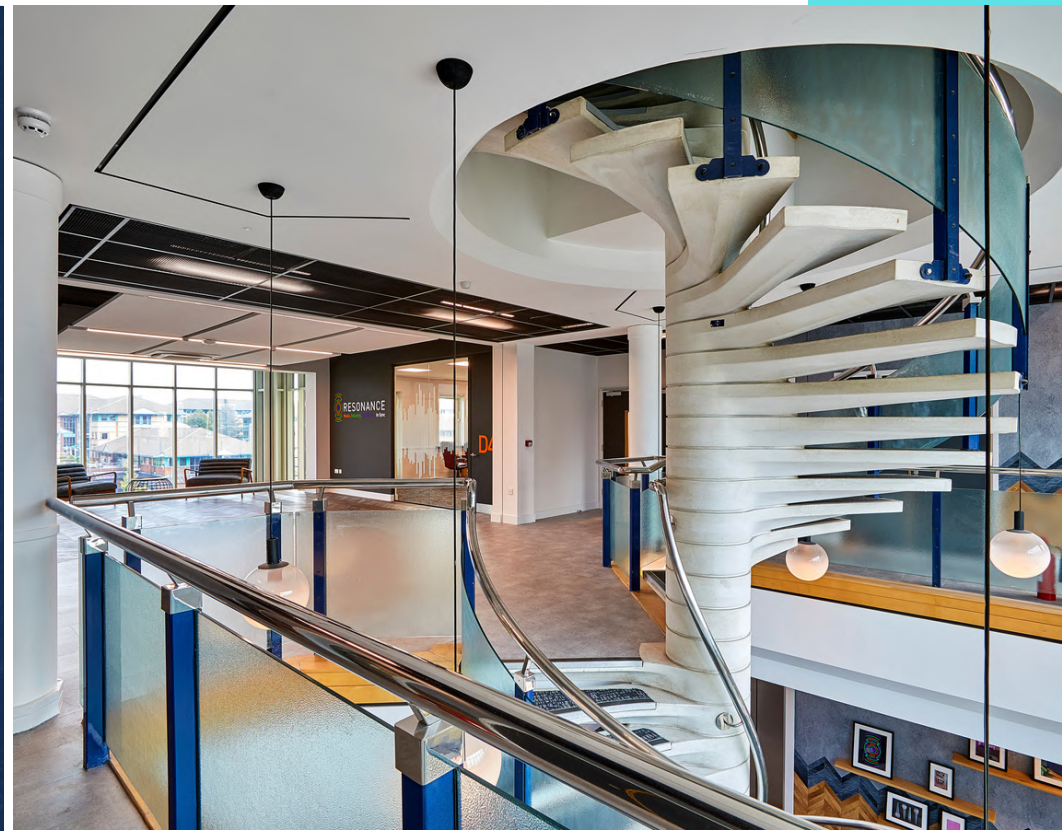
Cable Plaza was subject to a £5 million pound refurbishment and fit-out as a state-of-the-art music education facility, completed by Overbury, in 2019. It now offers one of the most well-equipped and high specification education facilities within the UK. The property is a modern self-contained 3-storey premises, occupying a waterfront position.

Cable Plaza provides the following specialist accommodation:

- Studio complex with 3 recording studios
- 4 radio broadcast rooms
- 8 soundproofed band rehearsal rooms
- 6 soundproofed individual practice rooms
- Specialist Mac lab & IT suite
- 9 spacious multi-purpose teaching rooms
- 200-person capacity lecture theatre

The property benefits from high-capacity data infrastructure via a 'Dante' network, allowing high speed internal connectivity and transfer of data between the various rooms.

The fit-out also included substantial upgrade and improvement works to the property's mechanical and electrical services, including installation of a new VRV 3-pipe heating and cooling system and fresh air ventilation system. Additional upgrades executed included replacement of the passenger lifts, installation of new lighting, fire alarm and security systems and refurbishment of welfare facilities.





**HIGH CAPACITY
DATA INFRASTRUCTURE**



**EXTENSIVE
NATURAL LIGHT**



**FRESH AIR VENTILATION
SYSTEM WITH HEAT RECOVERY**



**3 PIPE HEATING &
COOLING SYSTEM**



**2 X 675KG
9 PERSON LIFTS**



**RAISED ACCESS
FLOORS**



**191 CAR PARKING SPACES
(RATIO OF 1:233 SQ.FT.)**



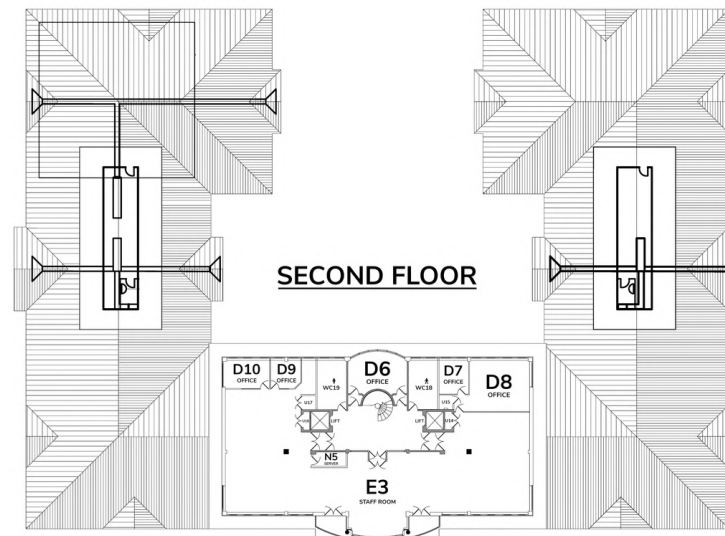
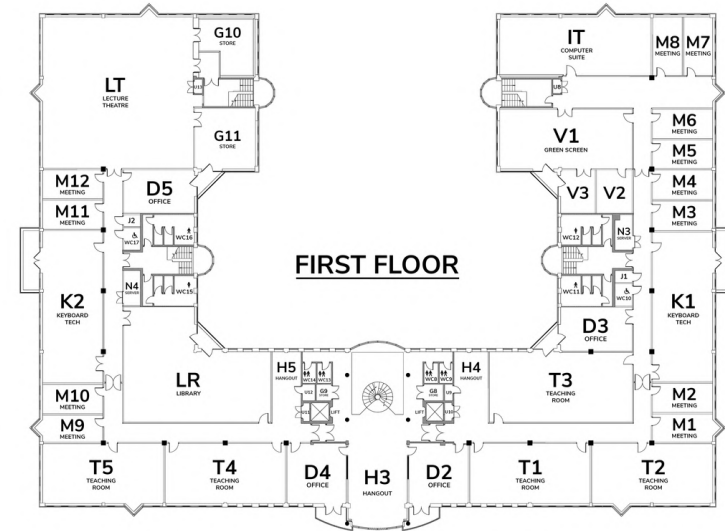
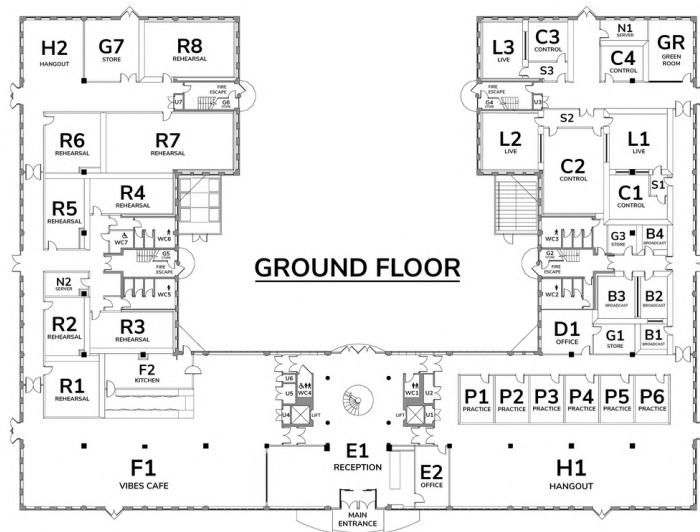
**FLEXIBLE FLOOR PLATES CAPABLE
OF FUTURE SUB-DIVISION**

ACCOMMODATION

The property provides the following net internal area (NIA):

FLOOR	SQ.M.	SQ.FT.
GROUND	1,890.76	20,352
FIRST	1,891.71	20,362
SECOND	363.13	3,909
TOTAL	4,145.60	44,623

FLOOR PLANS



FURTHER INFORMATION

TITLE

The property is held by way of long-leasehold title, for a term of 150 years commencing December 2018, at a peppercorn ground rent. A copy of the long-lease is available within the Marketing Pack.

SERVICE CHARGE

A service charge is payable in respect of the maintenance and upkeep of the common areas of the wider park.

BUSINESS RATES

The property is assessed as follows within the Rating List:

Description: **OFFICES AND PREMISES** Rateable Value: **£252,500**

Interested parties are to rely on their own enquiries with the local authority.

SERVICES

We understand that all mains services are connected, but none have been tested. Interested parties are to rely on their own enquiries.

EPC

The property is rated B (26).

PLANNING

The property received planning consent in 2017 for change of use from offices to a musical education school.

CAPITAL ALLOWANCES

Capital Allowances may be available. Interested parties are to rely on their own enquiries.

COSTS & VAT

Each party is responsible for their own professional costs incurred as part of the transaction. Quoted pricing is exclusive of VAT.

VIEWINGS

Via the appointed agents only.

MARKETING PACK

A Marketing Pack with further property information is available upon request.

OFFERS & ENQUIRIES

Offers of £4 million invited for the long-leasehold interest.

All enquiries invited via Watling Real Estate and Knight Frank.



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