



hexagon™
commercial property



- MODERN OFFICE PREMISES
- RECENTLY REFURBISHED
- OPEN PLAN OFFICE ACCOMMODATION
- AMPLE CAR PARKING

OFFICES

1,281 SqFt (119 SqM)

£15,500 plus VAT per annum

Russell House, Dudley, DY1 1RR

TO LET



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Description

Russell House is a purpose-built office premises which provides three floors of predominantly open-plan office suites. The property occupies an elevated site overlooking the Inhedge and the available first floor office suite comes with 4 allocated parking spaces to the rear.

Location

The property is located in a prominent position overlooking the Inhedge and has allocated parking spaces at the rear which are accessible via a shared access with Alexander & Inhedge House from Wolverhampton Street via Gads Lane. The area has established occupiers such as the Magistrates Court and The Job Centre. Nearby facilities include the Town Centre, cafes, shops, bars, railway station and bus station.

Accommodation

First Floor - 1,281 SqFt (119 SqM)

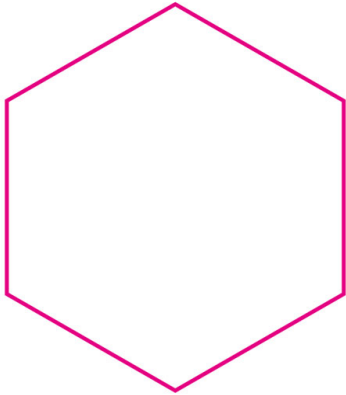
Rates

Please contact the agent for further details on the business rates.

Terms

The premises are to be let by way of new lease on terms to be agreed.

There is a Service Charge of £9,862.07 pax and the Buildings Insurance is £430 pax.



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