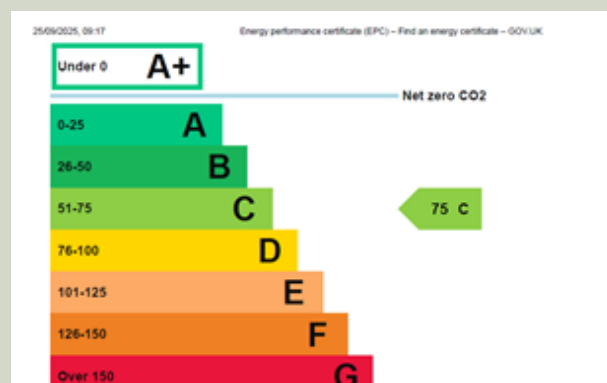




## Knighton Mews Union Street, Stourbridge

To Let

Two storey, self contained offices –  
approximately 603 sq.ft (56.0m<sup>2</sup>) Net  
Internal Area with 2 parking spaces



The Lee, Shaw  
Partnership  
Kempson House  
101 Worcester Road  
**HAGLEY**  
West Midlands  
DY9 0NG

Telephone:  
01562 888111  
Fax:  
01562 888333

The  
**LEE, SHAW**  
Partnership

## Location

Located just off Hagley Road, Stourbridge at the rear of Jordan & Company Chartered Accountants in a prominent Commercial area on the edge of the Town Centre.

Stourbridge is well served by good road communications and also excellent public transport with Stourbridge Town Railway Station and Bus Station nearby.

## Description

Knighton Mews is a self contained, two storey office building benefiting from uPVC double glazing, electric heating and two allocated parking spaces.

The offices are available on a furnished basis which makes it ideal to move in and get up and running with a minimum of delay. The building is also alarmed.

## Accommodation

### Ground Floor

Reception Office	135 sq.ft	12.50m <sup>2</sup>
w.c	-	-
Kitchenette	20 sq.ft	1.86m <sup>2</sup>
Board Room	111 sq.ft	10.30m <sup>2</sup>
Office	127 sq.ft	11.80m <sup>2</sup>

### First Floor

Landing with desk space	24 sq.ft	2.20m <sup>2</sup>
Office 1	112 sq.ft	10.40m <sup>2</sup>
Office 2	74 sq.ft	6.90m <sup>2</sup>

Total Net Internal Area approx	603 sq.ft	56.00m <sup>2</sup>
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Car parking exists for two cars.

## Services

Electricity, water and drainage are connected together with electric heating.

## Lease Terms

The offices are available on a new lease for a term of 6 years with 3 year Review and Break option on a Full Repairing and Insuring Basis.

## Rent

£9,000 p.a including all costs for electric, water, rates

## Conditions under which these Particulars are issued

The Lee, Shaw Partnership for themselves and for the vendors of this property whose agents they are give notice that:-

- 1) The particulars are set out as a general outline for the guidance of intending purchasers and do not constitute, nor constitute part of an offer or contract.
- 2) All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct, but any intending purchaser should not rely on them as statements or representations of fact and must satisfy themselves by inspection, survey or otherwise as to the correctness of each of them.
- 3) No person in the employment of The Lee, Shaw Partnership has any authority to make or give representation or warranty whatsoever in relation to this property.

The costs of electricity, business rates, water rates and buildings insurance are apportioned at 40% of the whole building which includes Knighton Mews and Knighton House.

## Rateable Value

The April 2023 Rateable Value is a combined Assessment with Knighton Mews and 62 Hagley Road, Union Street.

## Legal Costs

Each party to be responsible for their own Legal costs incurred in the letting.

## Viewings

Strictly by appointment with THE LEE, SHAW PARTNERSHIP Commercial Department

Tel: 01562 888111

Web: [www.leeshaw.com](http://www.leeshaw.com)

