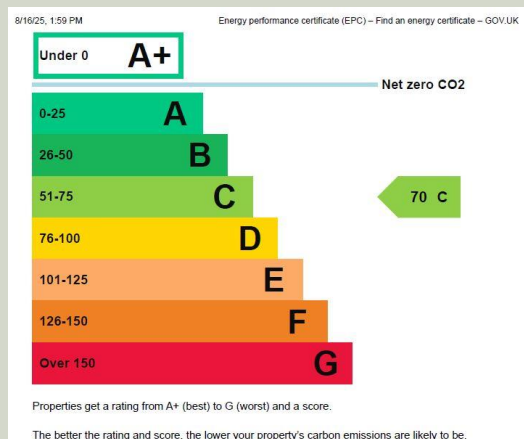




111a High Street, Wordsley DY8 0RX

For Let
Commercial Offices

Price Guide
£1,175 per calendar month



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

Telephone:
01562 888111
Fax:
01562 888333

The
LEE, SHAW
Partnership

Description

A double fronted unit last used as professional offices in a prominent location. Net internal floor area 594sqft (55.2 sqm).

Location

High profile position situated on the A491, the main road providing prominent free advertising to passing traffic. Connecting Stourbridge to Kingswinford, and close to the traffic light junction with Lawnswood Road,

Accommodation

Ground Floor

Partitioned to provide reception area and meeting room.

Net internal area 290sqft (27.0sqm). In addition there is a small store and w.c. with washbasin.

A door and staircase lead to the first floor which has been partitioned to provide open plan office/meeting area with sink providing tea making facilities and two private offices.

Net internal area 304sqft (28.2sqm).

Total net internal area 594sqft (55.2sqm). (Excluding small store).

Some of the windows benefit from double glazing and there are electric panel heaters.

Rateable Value

Offices and premises £5,400 from 1st April 2023.

Price Guide

£1,175 per calendar month on a Full Repairing and Insuring Lease for 5 years or multiples of 5 years.

Construction

Conventional brickwork rendered with pitched tiled roof.

Broadband/mobile availability:

<https://checker.ofcom.org.uk>

Viewing

The Lee, Shaw Partnership
Commercial Department 01562 888111
commercial@leeshaw.com
www.leeshaw.com



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.

