



CHARTERED SURVEYORS

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Canalside, 9A Narrowboat Way
Dudley, West Midlands, DY2 0XQ



1 The Mill, Stuart Works, High Street, Wordsley DY8 4FB

TO LET

OFFICES

Size
1,302 sq ft (121 sq m)

Rent
£12,000 per annum - Year 1

On site car parking

Adjoins a canal

"Character" Listed building

Period features - cast iron

pillars etc.

<http://www.sellers-surveyors.co.uk/qmlink2353>

Location

The site is prominently located on Camp Hill, Wordsley, opposite the historic Red House Cone and adjoining the Stourbridge Canal. Stourbridge Town Centre is within 3 miles. The Motorway Network is accessible via Junction 2 and 3 of the M5 at Oldbury and Halesowen respectively.

Description

Stuart Works comprises a mixed use Listed development situated in the historic area of Wordsley. The development includes The Museum of Glass which will complement other tourist attractions of the area, preserving the rich heritage of the glass industry.

Suite 1 The Mill comprises a refurbished ground floor open plan office which benefits from a double glazed aluminium framed frontage, carpeting, double glazed windows, ceiling mounted lighting, cast iron pillars and wall mounted electric heaters heaters. A toilet and kitchenette are included.

On site car parking is available.

Accommodation (Net Internal Area) approx.

1,302 sq.ft (121 sq.m).

Rent

Year 1 - £12,000 per annum exclusive.

Subsequent Years - £16,000 per annum exclusive.

The rental deal as detailed above is based on the understanding a new lease of no less than 3 years is entered into.

V.A.T.

The rent is not currently subject to V.A.T.

The Lease

The property is available with the benefit of a new lease on an internal repairing basis for a term to be agreed. The lease will incorporate a service charge provision to cover the repair/maintenance of all common areas etc. The landlord insures the building and recovers the premium back from the tenant. The lease will be excluded from the Security of Tenure provisions of the 1954 Landlord & Tenant Act.

Rating Assessment

To be separately assessed.

Fixtures and Fittings

All usual trade fixtures and fittings and those not mentioned in these particulars are expressly excluded from the letting.

Energy Performance Certificate

EPC rating - further information available upon request.

Viewings

Strictly via the Sole Agents - Sellers Chartered Surveyors.

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Additional Images

