

BULLEYS

CHARTERED SURVEYORS

☎ 0121 544 2121

THE COMMERCIAL PROPERTY SPECIALISTS

TO LET

OFFICE PREMISES

**1,544 - 4,740 ft²
(143 - 439 m²)**

📍 **HELLIER HOUSE, WYCHBURY COURT, TWO WOODS LANE,
BRIERLEY HILL, DY5 1TA**



Quality self-contained offices.

Onsite private car parking facilities.

Ground and First Floor Suites available.

Adjacent to the Merryhill Shopping Centre.

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LOCATION

The premises are adjacent to the Merry Hill Shopping Centre, being approached via Mill Street (A4100) which leads onto Two Woods Lane. The exit from the development is via a one way system which leads onto The Boulevard and ultimately Pedmore Road (A4036).

Access to the national motorway network is available via the A4036 and A458 leading to Junction 3 of the M5 motorway approximately 4 miles distant.

DESCRIPTION

Hellier House is a purpose built office constructed in the early 1990's and provides open plan office accommodation at ground and first floor level.

Wychbury Court offers high architectural design and construction within a landscaped setting with excellent car parking. The offices have just been refurbished and offer self-contained suites benefiting from full gas central heating, double glazing, suspended acoustic tiled ceilings, door entry systems, raised floor access with separate WC's and kitchen facilities per suite.

ACCOMMODATION

Net internal areas approximately:

Suite	Sq ft	Sq m
2	1,860	173
4	2,027	188
5	1,544	143
6	1,169	108 (Available end May 25)

Suite 2 is located on the ground floor.

Suite 4, 5 & 6 are located on the first floor and offer a combined size of 4,740 sq ft (439 sq m).

OUTSIDE

The suites benefit from 43 onsite private car park spaces with a ratio of 1:200 sq ft.

SERVICES

We are advised that mains water, drainage, gas and electricity are connected or available. Interested parties are advised to check this position with their advisors/contractors.

SERVICE CHARGE

A communal service charge is levied to cover costs for communal areas. Please contact the agent for further details.

RENTAL/LEASE TERMS

Suite 2 £18,600 per annum exclusive
Suite 4 £20,270 per annum exclusive
Suite 5 £15,440 per annum exclusive
Suite 6 £11,690 per annum exclusive

Competitive lease terms are available on either a new three or five year lease.

VAT

All figures quoted do not include VAT which will be payable at the current prevailing rate.

EPC

An EPC has been carried out on this property. The property has been awarded the following grade:

Suite 2 43 B
Suite 4 86 D
Suite 5 85 D
Suite 6 70 C

RATES

We are advised by the Valuation Office Agency website that the current assessments are as follows:-

Suite	Rateable Value	Rates Payable (2025/2026)
2	£10,750	£5,364.25
4 & 5	£25,500	£12,724.50
6	£8,500	£4,241.50

Suites 4 & 5 will need to be re-assessed if taken separately.

The above rates payable figure does not take into account Small Business Rates Relief and/or Transitional Relief/Surcharges where applicable. Interested parties should enquire to the Local Authority to confirm their specific liability.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in the transaction.

WEBSITE

Aerial photography and further information is available at bulleys.co.uk/wychbury

VIEWING

Strictly by prior appointment with the sole agent Bulleys at their Oldbury office on 0121 544 2121

Details amended 05/2025





Site Plan- For Identification only- Not to scale. Accuracy cannot be guaranteed

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IMPORTANT NOTICE

Bulleys for themselves and for the vendors or lessors of this property whose agents they are give notice that:

(i) The particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute part of an offer or contract.

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(vi) Any movable contents, fixtures and fitting referred to in these particulars (including any shown in photographs) are excluded from the sale/letting, unless stated otherwise.

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