



THE COMMERCIAL PROPERTY SPECIALISTS

**FOR SALE/
TO LET**

OFFICES

**23,304 sq ft
(2,165 sq m)**



**UNIT 6, NAVIGATION POINT, WATERFRONT BUSINESS PARK,
DUDLEY ROAD, BRIERLEY HILL DY5 1LX**



- ◆ Modern refurbished offices.
- ◆ VRF heating/cooling system (not tested)
- ◆ 84 on site car parking spaces.
- ◆ Modern business park environment.
- ◆ Could be split.
- ◆ Attractive central atrium.
- ◆ Close to the bars, eateries and other amenities at the Waterfront

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LOCATION

Waterfront Business Park comprises an established office and light industrial park comprising 9 self contained buildings, each with dedicated car parking. Nearby occupiers include Royal Mail, Higgs and Sons, Talbots Solicitors and TEAM Software.

The nearby newly remodelled Merry Hill Bus Station provides direct connections to Cradley Heath, Dudley, Halesowen, Stourbridge, Walsall, West Bromwich, Birmingham and Wolverhampton

The site will benefit from the planned Wednesbury to Brierley Hill Midland Metro extension which will extend the successful service into the Black Country, providing links to bus services, the rail network and HS2.

Brierley Hill has a catchment of 2.9 million people within a 45-minute drive, and a workday population within the town itself of 70,000 people, mainly centred around The Waterfront.

DESCRIPTION

The modern two storey property was recently refurbished and offers predominately open plan office accommodation on a well established Business Park.

The building benefits from a large naturally lit central atrium, a passenger lift, raised access flooring, suspended ceilings with LED lighting, kitchen facilities and toilets to both floors.

The offices benefit from 84 allocated car parking spaces.

ACCOMMODATION

Net internal areas approximately	sq ft	sq m
Ground floor offices	12,196	1,133
First floor offices	11,108	1,032
Total	23,304	2,165

SERVICES

We understand that the property is connected to mains services including gas, water drainage and electricity.

The property benefits from a VRF heating/cooling system and central heating to part

RENT

£198,084 pax.

TENURE

The property is held on a ground lease for 999 years at a peppercorn rent.

LEASE TERMS

The property is available with the benefit of a new full repairing and insuring lease on terms to be agreed.

PURCHASE PRICE

Offers in excess of £1.75m

SERVICE CHARGE

A service charge is levied to cover the repair/ maintenance of all common areas etc.

PLANNING

Interested parties are advised to make their own enquiries with Dudley Metropolitan Borough on 01384 814136.

RATES

We are verbally advised by Dudley Council that the current assessment is as follows:

Rateable Value: £164,000
Rates Payable: £89,544 (2025/26)

The above figures are subject to Small Business Rates Relief and Transitional Relief/Surcharges where applicable. Interested parties should enquire to the Local Authority to confirm their specific liability on 01384 814882.

VAT

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

LEGAL COSTS

Each party to be responsible for their own legal costs incurred.

EPC

An EPC has been commissioned and awarded a grade 24 A.

WEBSITE

A virtual tour, together with aerial photography and further information is available at bulleys.co.uk/6navigation

VIEWING

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

Details prepared 06/25