

The Property Professionals

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incorporating MARTIN BLOOMER ASSOCIATES

MANAGEMENT • SALES & LETTINGS • VALUATIONS • RENT REVIEWS • ACQUISITIONS • INVESTMENTS • RATING • DEVELOPMENT

TO LET
OFFICE PREMISES
FIRST FLOOR, EBONY HOUSE
CASTLEGATE WAY
DUDLEY
DY1 4TA

6,140—12,280 sq ft (570—1,140 sq m)

Junction 2 M5 approximately 3 miles.

Managed landscaped environment.

Close to local amenities.

Security barrier to car park

bulleys.co.uk/ebonyhouse



INDUSTRIAL AND COMMERCIAL PROPERTY SPECIALISTS

Telford
01952 292233

Oldbury
0121 544 2121
View more at bulleys.co.uk

Wolverhampton
01902 713333

LOCATION

The property is located on Castlegate Way forming part of the prestigious Castlegate Business Park. The development is situated on the junction of Tipton (A4037) and Birmingham Road (A461) with access to Junction 2 of the M5 motorway within approximately 3 miles. Junction 2 of the M5 gives access to the local motorway networks and Birmingham City Centre which is approximately 8 miles to the east.

Castlegate Business Park is a 47 acre business and leisure development including The Village leisure complex with hotel and health centre, a variety of restaurants, showcase cinema and bowlplex bowling centre.

DESCRIPTION

The property comprises a building of steel frame construction arranged over two floors offering office accommodation within.

The first floor offices are accessed via an attractive glazed entrance leading from the rear car park. The first floor office provides an open plan working environment and benefits from suspended ceilings with inset fluorescent lighting, raised flooring, kitchenette facilities and male and female WC's. A passenger lift also serves the building.

ACCOMMODATION

The net internal floor area is approximately:

	sq ft	sq m
First Floor	6,140—12,279	570—1,140

OUTSIDE

150 car parking spaces service the building. The car park is accessed via an electronic security barrier entry system.

SERVICES

We understand that all mains services are connected or available.

Interested parties are advised to check this position with their advisors/contractors.

RENTAL

Please contact the agents for further details.

LEASE TERMS

The lease is to be contracted outside the terms of the Landlord & Tenant Act 1954 and will be on an internal repairing basis.

PLANNING

Interested parties are advised to make their own enquiries with Dudley Metropolitan Borough Council on 01384 818181.

RATES

We are advised by Valuation Office Agency website that the current assessment is as follows:

Rateable Value: £125,000

Rates Payable: £63,000 (2019/2020)

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

VAT

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

EPC

An EPC has been commissioned and given a rating E 123

WEBSITE

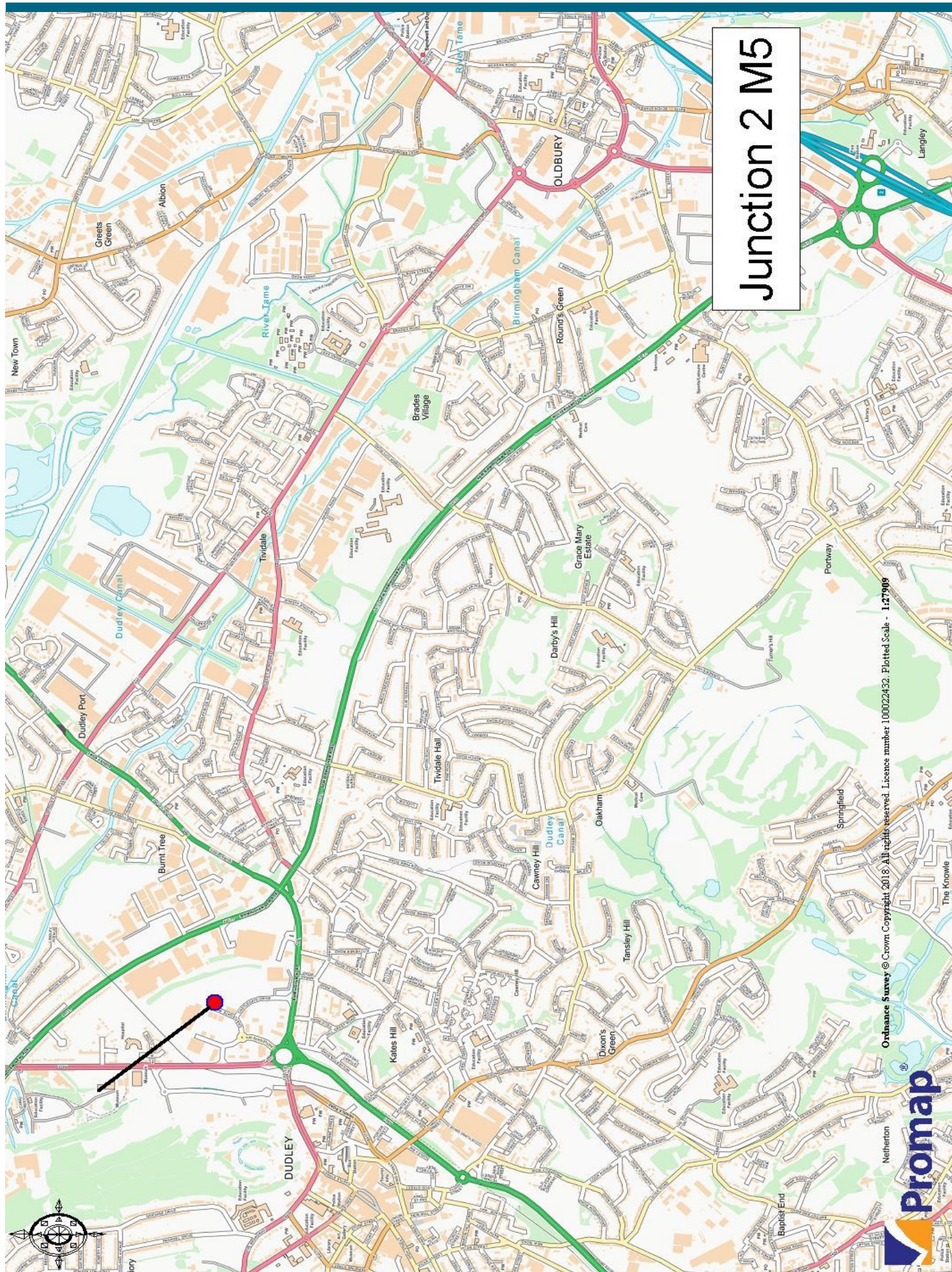
Aerial photography and further information is available at: bulleys.co.uk/ebonyhouse

VIEWING

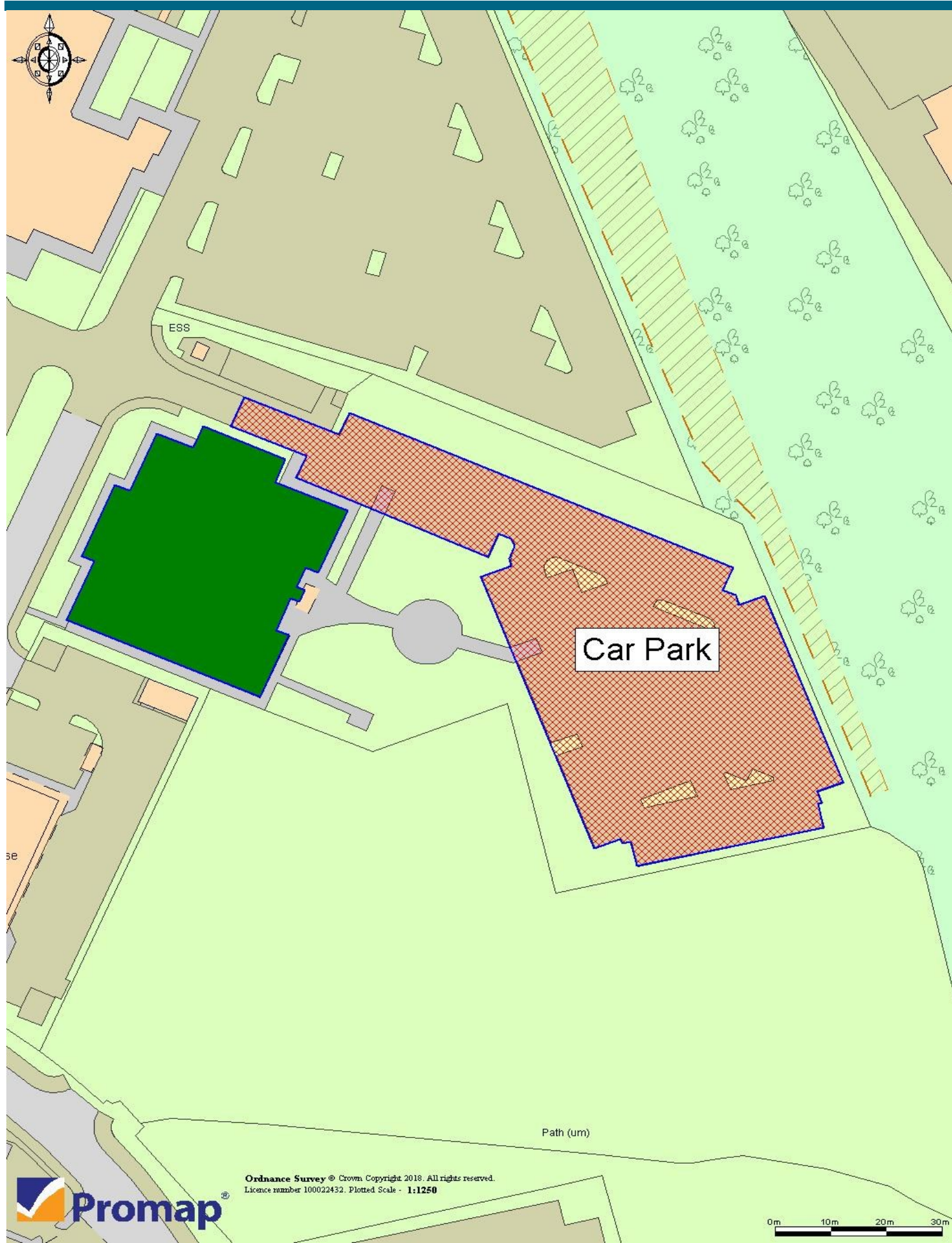
Strictly by prior appointment with the sole agent Bulleys at their Oldbury office on 0121 544 2121.

Details amended 04/19.





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



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.
- (ii) 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 purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
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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.