

BULLEYS

CHARTERED SURVEYORS



0121 544 2121

THE COMMERCIAL PROPERTY SPECIALISTS

FOR SALE

OFFICE PREMISES

**11,764 sq ft
(1,092.87 sq m)**



**R3 CAPSTAN HOUSE, THE WATERFRONT, MERRY HILL,
DY5 1YA**



- ♦ Fully let Investment opportunity
- ♦ Modern 3 storey office accommodation.
- ♦ Adjacent car parking.
- ♦ 8 minute walk to Merry Hill Shopping Centre
- ♦ Asset management opportunities
- ♦ Established office location.

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LOCATION

The Waterfront is located adjacent to the Merry Hill Shopping Centre, approximately 6 miles from junctions 1 & 3 of the M5 motorway. The Waterfront provides an attractive business environment with extensive landscaped grounds, restaurants, leisure facilities and easy access to the Merry Hill Shopping Centre.

DESCRIPTION

Capstan House comprises a three storey purpose built office building on ground and two upper floors. The building is one of a pair of semi-detached buildings both of which are available to purchase. The building is of brick construction under a pitch tiled roof with double glazed aluminium windows providing good levels of natural light.

The building benefits from large flexible floor plates easily capable of subdivision, with male and female WCs on each floor. The accommodation benefits from a passenger lift, raised access flooring, suspended ceilings with inset fluorescent lighting, open plan working space and a comfort cooling system (not tested) throughout.

ACCOMMODATION

The building provides the following vacant floors:

	sq ft	sq m
Ground floor and part		
First floor	5,859	544.30
Part first floor	1,955	181.62
Second floor	3,950	366.95
Total	11,764	1,092.87

The adjacent semi-detached office R1/R2 extends to 18,556 sq ft and is part let. R1/R2 is available to purchase with or without R3. Please contact the agents for full details.

OUTSIDE

The building benefits from ground and underground car parking. In addition to this there is a large free car park at the rear of the development with over 1,600 spaces.

TENANCY

The building is let in its entirety to Waldrons Solicitors Limited at a passing rent of £70,500 per annum exclusive (£5.99 psf). The tenant has a break option on 28.07.25 subject to 6 months prior written notice. The lease is subject to an upward only rent review on 28.07.25 and expires on 27.07.28.

SALE PRICE

Please contact the Agents for full details.

TENURE

The property is subject to a long lease for a term of 150 years commencing 25th March 1990.

Please contact the agents for full lease details.

PLANNING

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

RATES

According to the VOA website the current rates assessment is as follows:

Rateable Value: £94,500.00
Rates Payable: £48,394.00 (2023/24)

Interested parties are advised to make their own enquiries with the VOA.

SERVICE CHARGE

A service charge is levied to cover communal costs and services. Contact the agent for further details.

LEGAL COSTS

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

EPC

An EPC has been commissioned and will be available shortly.

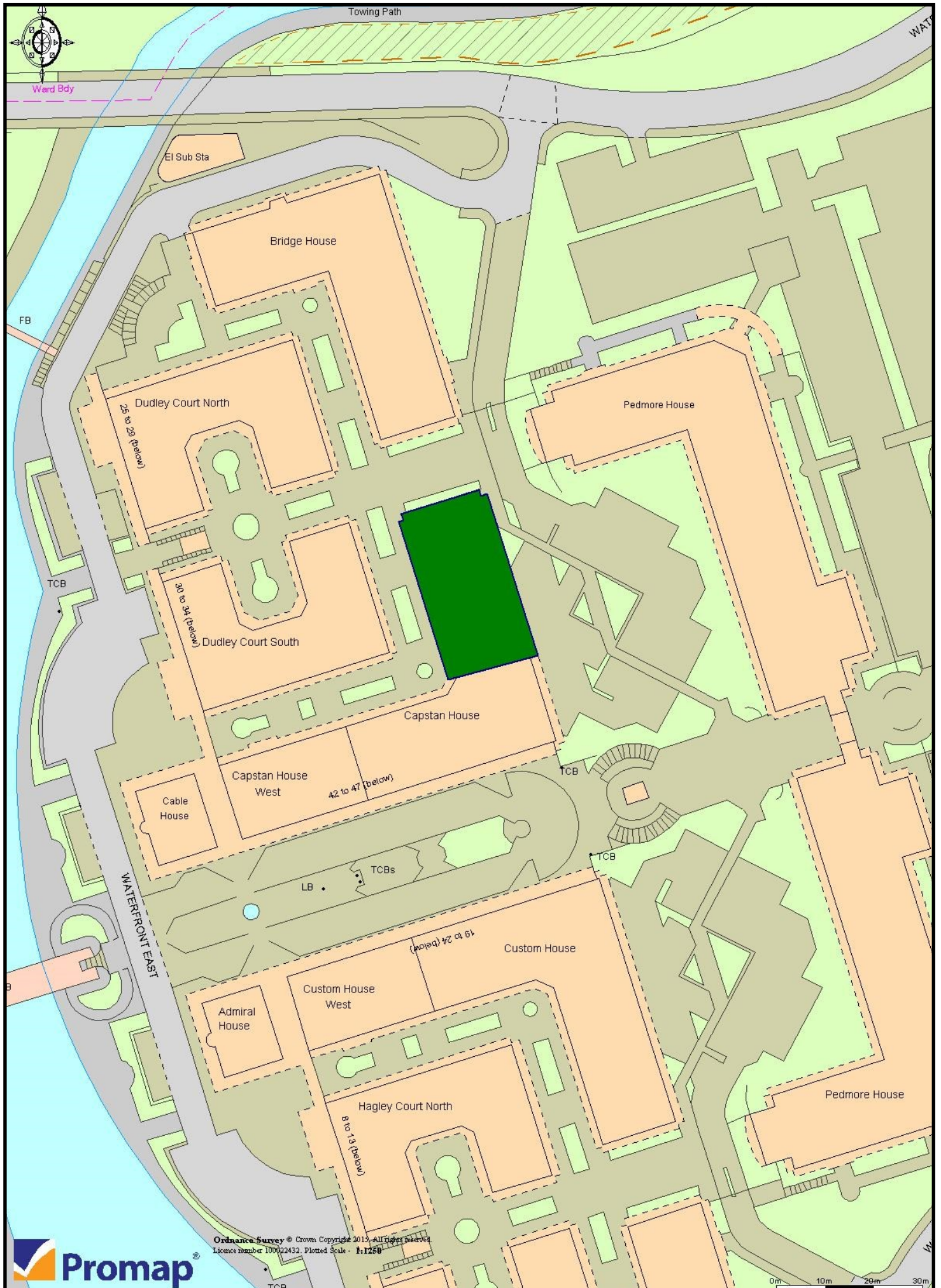
WEBSITE

Photography and further information is available at bulleys.co.uk/R3capstanhouse

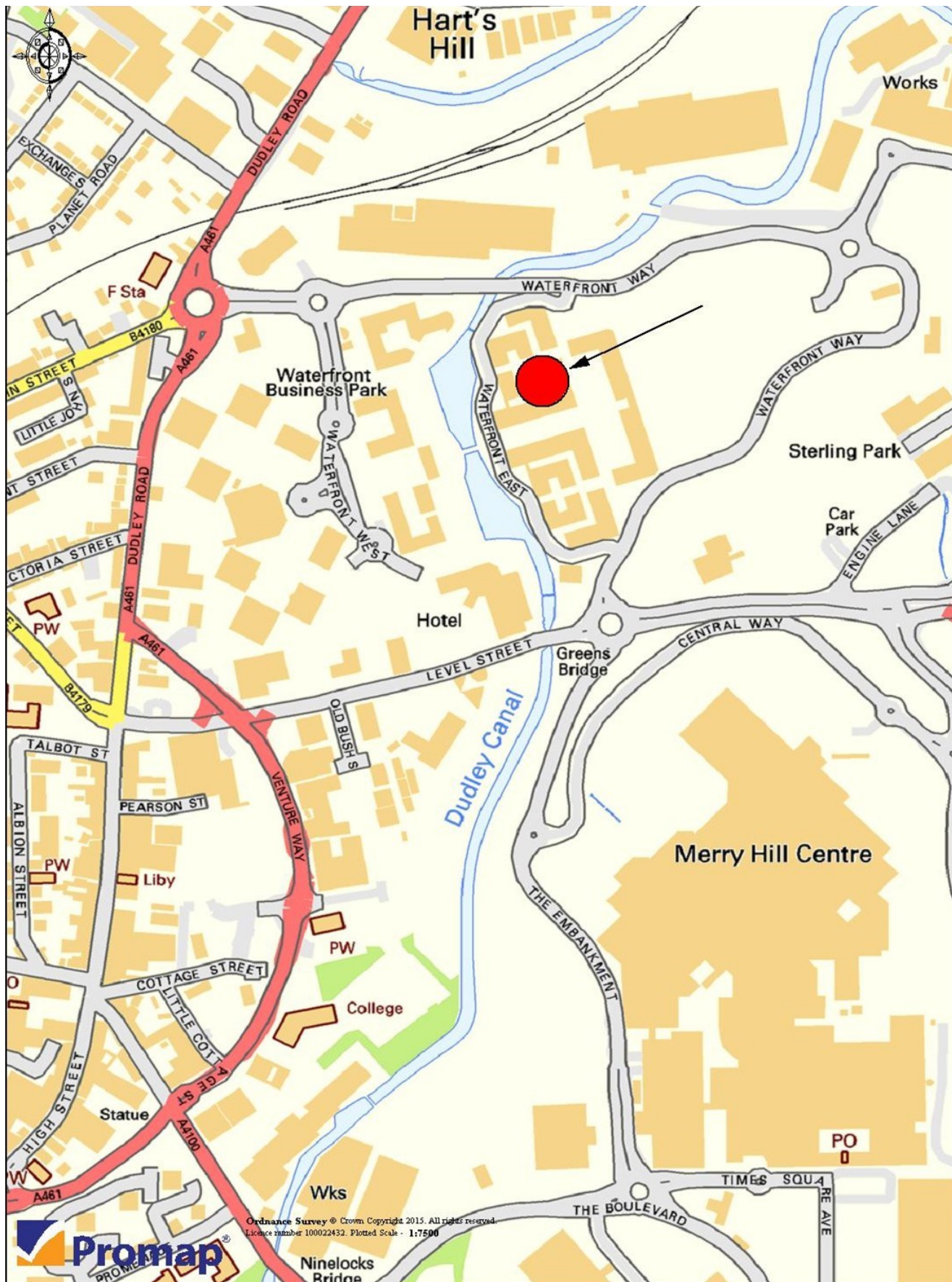
VIEWING

Strictly by prior appointment with the sole agent Bulleys at their Oldbury office on 0121 544 2121 or joint agents Howell Brooks Chartered Surveyors.

Details prepared 09/23



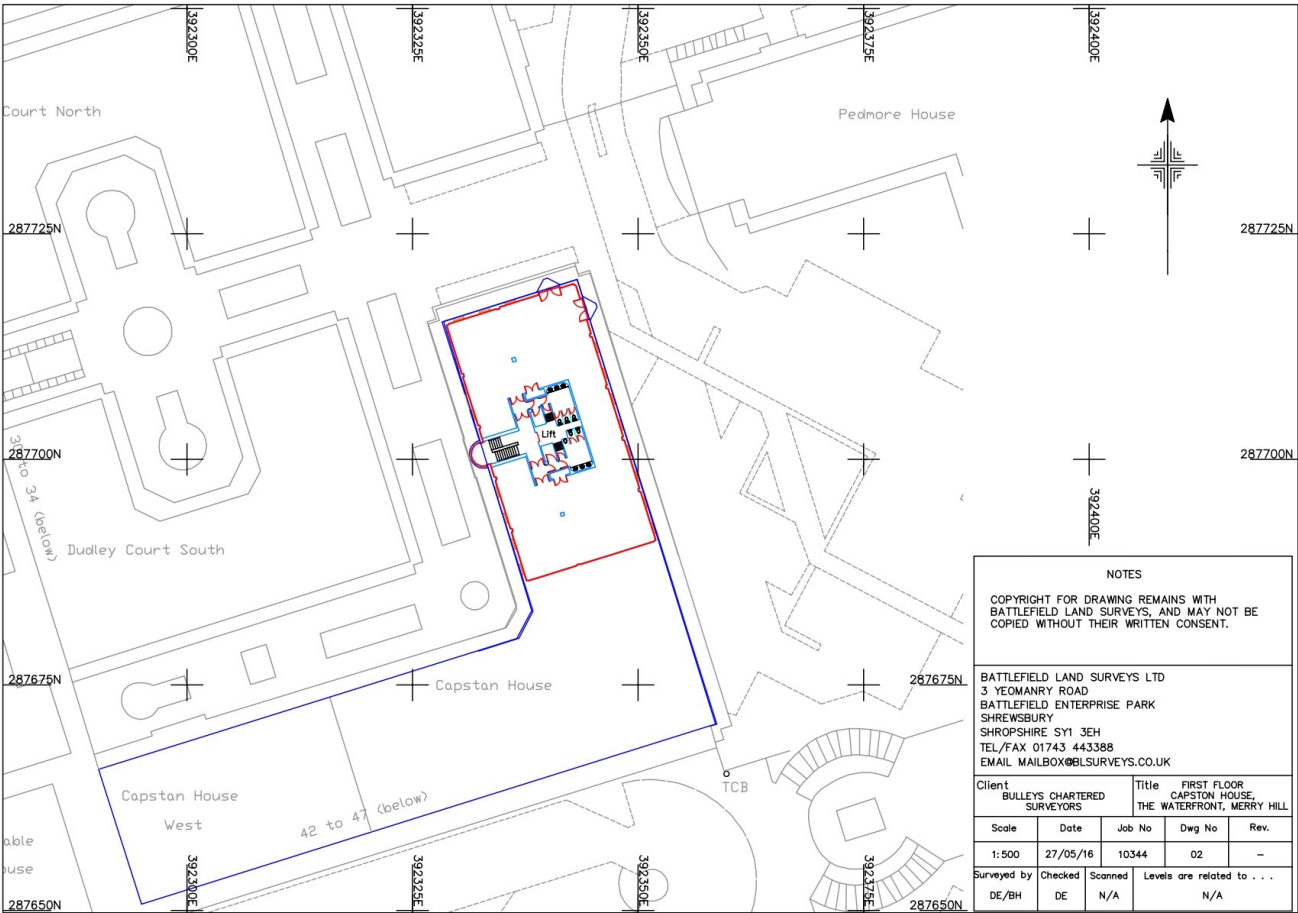
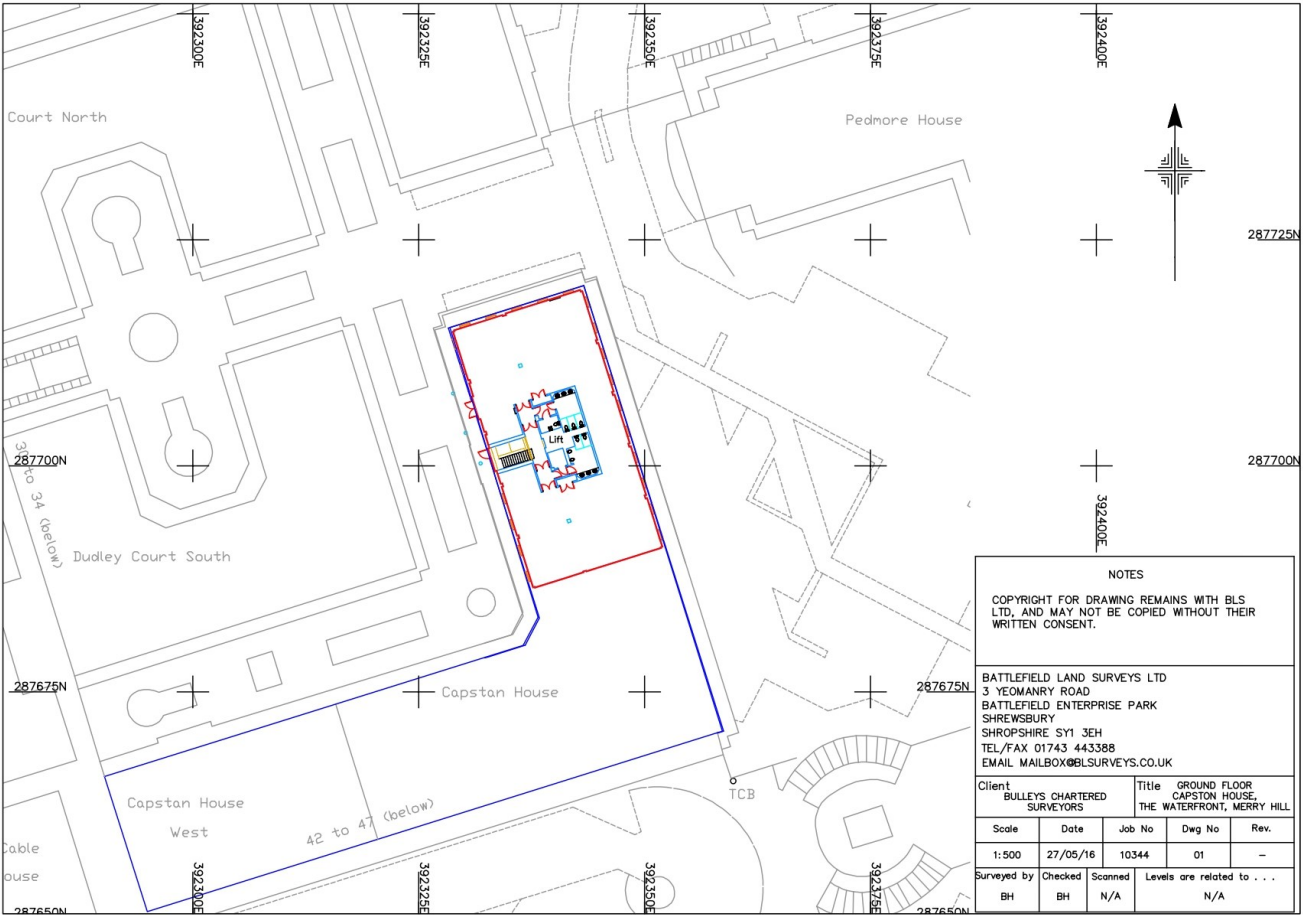
Site Plan- For Identification only- Not to scale. Accuracy cannot be guaranteed

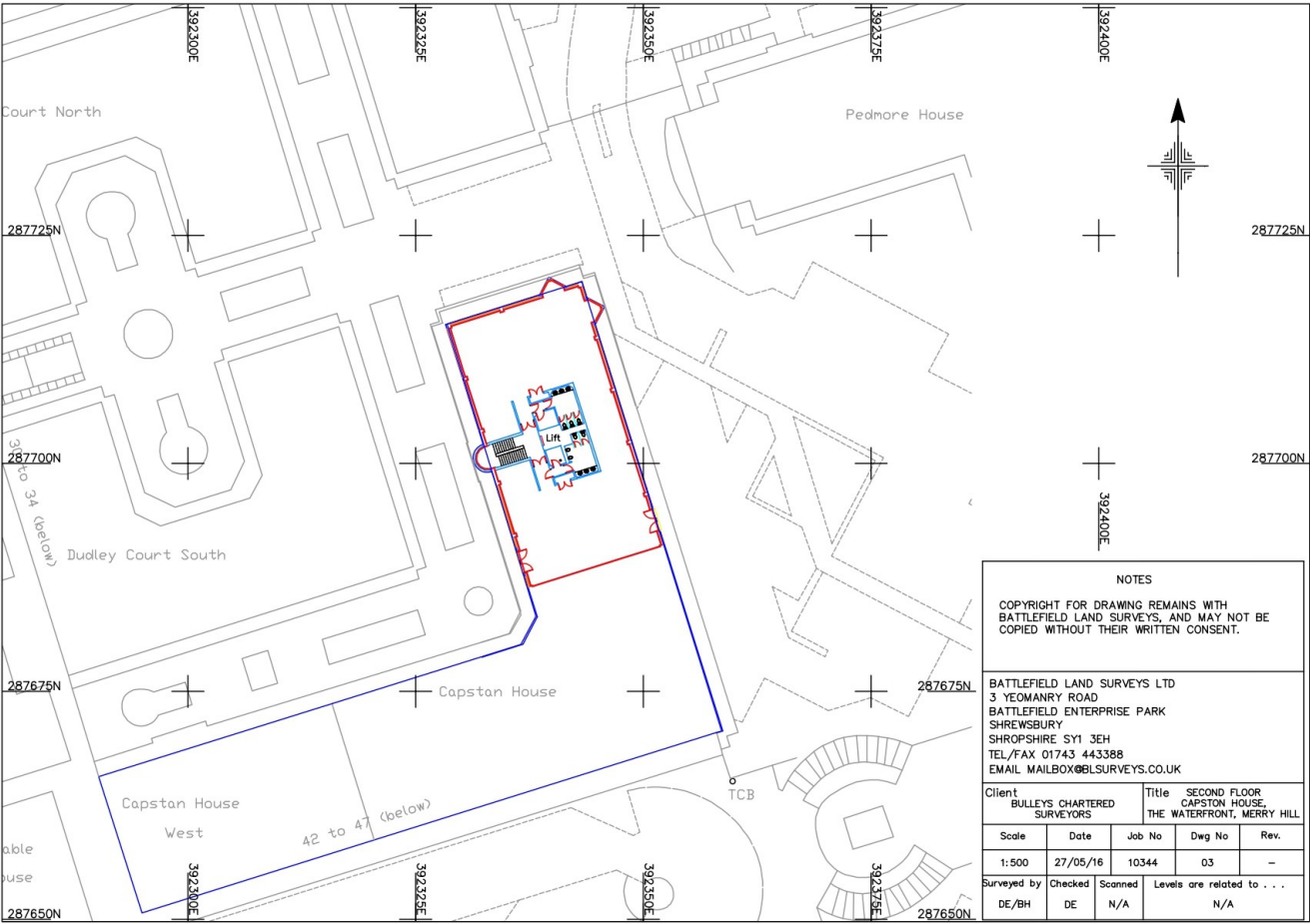


IMPORTANT NOTICE

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.
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- (iii) No person in the employment of Bulleys has any authority to make or give any representation or warranty whatever in relation to this property.
 - (iv) All rentals and prices are quoted exclusive of VAT.
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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.





NOTES

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BATTLEFIELD LAND SURVEYS LTD
3 YEOMANRY ROAD
BATTLEFIELD ENTERPRISE PARK
SHREWSBURY
SHROPSHIRE SY1 3EH
TEL/FAX 01743 443388
EMAIL MAILBOX@BLSURVEYS.CO.UK

Client		Title		
BULFELS CHARTERED SURVEYORS		SECOND FLOOR CAPSTON HOUSE, THE WATERFRONT, MERRY HILL		
Scale	Date	Job No	Dwg No	Rev.
1:500	27/05/16	10344	03	-
Surveyed by	Checked	Scanned	Levels are related to . . .	
DE/BH	DE	N/A	N/A	