

# ONE

## WATERFRONT

UNDER REFURBISHMENT  
GRADE A OFFICES TO LET

OPEN PLAN,  
GROUND FLOOR SPACE

**3,275 TO  
7,272 SQ FT**

ONE WATERFRONT  
BUSINESS PARK,  
DY5 1LX



The ground floor of One Waterfront Business Park is under refurbishment to provide high quality, Grade A office space.

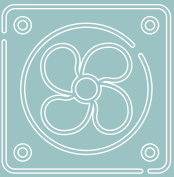
This open plan, efficient environment provides the perfect blank canvas for an occupier to space plan their operation.

Located in Brierley Hill, Waterfront Business Park offers an exceptional location for forward-thinking occupiers, with a stunning marina on the doorstep and adjacency to Merry Hill's extensive retail and leisure complex.

# BRIGHT, OPEN SPACE

Indicative image





New 3-pipe VRV  
air conditioning



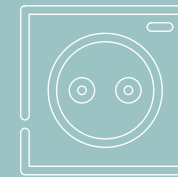
Suspended  
ceilings



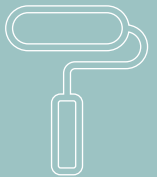
Recessed LED  
lighting



Raised access  
flooring for cable  
management



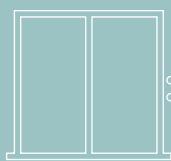
Busbar installed



Undergoing  
refurbishment



New communal  
entrance/  
reception



Passenger lift



24/7 access



Disabled  
facilities



WC and shower  
facilities



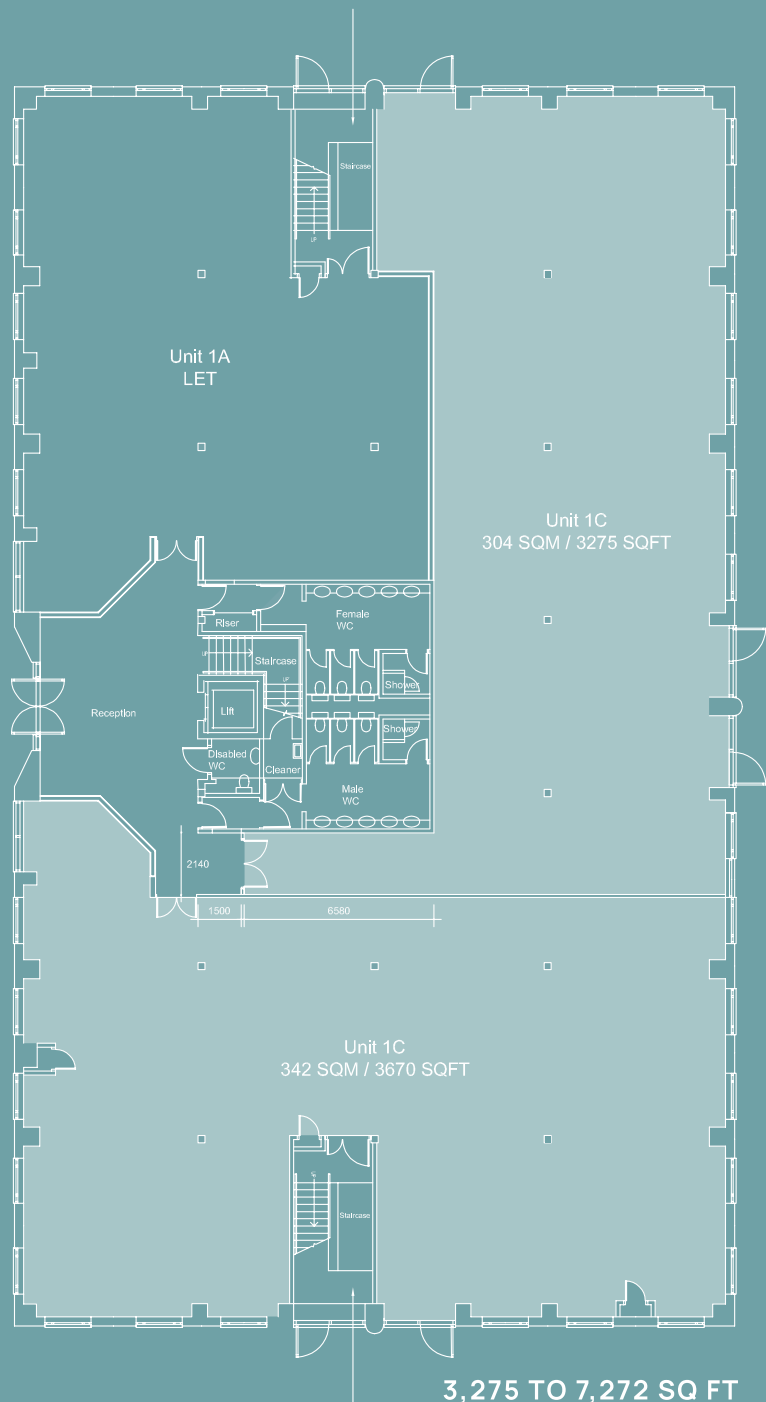
EPC - C54



# PROMINENT, CONNECTED







## CAR PARKING

There are 30 on-site car parking spaces allocated to the ground floor (1:242 sq ft).

## VAT

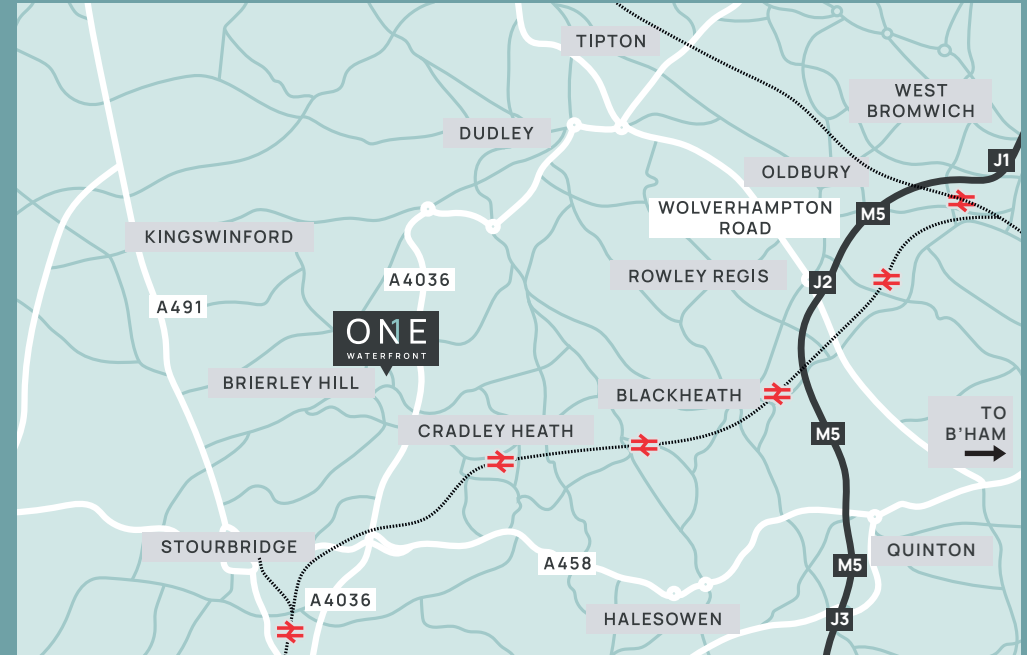
All figures quoted are exclusive of VAT charged at the prevailing rate.

## TENURE

Available by way of a new effective full repairing and insuring lease at an annual exclusive rent based on £12.50 per sq ft.

## SERVICE CHARGE

A variable service charge will be levied by the landlord to cover the maintenance and repair of the common areas provided at the building and Waterfront Business Park.



📍 ONE WATERFRONT DY5 1LX

## CONNECTIONS

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

The Wednesbury to Brierley Hill Midland Metro extension is planned for completion by the end of 2023. This extends the successful service into the Black Country, providing links to bus services, the rail network and HS2.

It will reduce journey times between the strategic centres of the region, with Brierley Hill to Birmingham estimated to be 53 minutes and Brierley Hill to Dudley approximately 13 minutes.

This investment will also act as a trigger for economic growth in the region with 2,000 new homes, almost one million sq ft of commercial space and the creation of over 30,000 new jobs.



# LOCATION

Waterfront Business Park is a well-established office and light industrial park, comprising nine self-contained units occupied by West Midlands Ambulance Service, Royal Mail, Higgs & Sons and TEAM Software, amongst others.

Accessed from the A461 Dudley Road and Waterfront Way, the Park is located within 8 minutes' walk of Merry Hill, a top 10 regional shopping centre with over 200 stores, food, beverage and leisure outlets.

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.



## STUNNING SURROUNDINGS

The area known as The Waterfront overlooks a serene canal marina, providing an ideal location to unwind after work. The area provides an array of bars and restaurants, as well as amenities such as the Copthorne Hotel and PureGym fitness centre.



**NIGEL TRIPP**

[ntripp@kwboffice.com](mailto:ntripp@kwboffice.com)

0121 233 2330

**BULLEYS**

**MAX SHELLEY**

[max.shelley@bulleys.co.uk](mailto:max.shelley@bulleys.co.uk)

0121 544 2121

**BRIDGES**

Fund Management

[www.bridgesfundmanagement.com](http://www.bridgesfundmanagement.com)

The Business Protection from Misleading Marketing Regulations 2008 – Conditions under which particulars are issued KWB and Bulleys for themselves and for the vendors or lessors of this property for whom they act, give notice that: (i) These particulars are a general outline only, for guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract. (ii) KWB and Bulleys cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and prospective purchasers or tenants must not rely on them as statements of fact or representations and must satisfy themselves as to their accuracy. (iii) No employee of KWB and Bulleys has authority to give any warranty or enter into any contract whatever in relation to the property. (iv) Rents, prices, premiums and service charges quoted in these particulars may be subject to VAT in addition. (v) Subject to contract.

Carousel Marketing 2023