

BULLEYS

CHARTERED SURVEYORS

☎ 0121 544 2121

THE COMMERCIAL PROPERTY SPECIALISTS

TO LET

OFFICE PREMISES

Total available
6,197 - 12,449 ft²
(575.7 - 1,156.5 m²)

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

*INDICATIVE PICTURES - OFFICES UNDER REFURBISHMENT.
INTERNAL PICS SHOW THE OFFICE SPEC ONCE WORKS ARE COMPLETE*



On site car parking.

Established office
environment.

Flexible terms available.

Modern 3 storey office
accommodation.

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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. The vacant accommodation benefits from a passenger lift, raised access flooring, suspended ceilings with recessed lighting, open plan working space, male and female toilet facilities on each floor and comfort cooling with carpeting and heating throughout.

ACCOMMODATION

The building provides the following approximate net internal floor areas:

	sq ft	sq m
Ground Floor	6,197	575.7
First Floor	6,252	580.8
Total	12,449	1,156.5

N.B Floors can easily be split to accommodate smaller requirements.

OUTSIDE

The building benefits from 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.

SERVICES

We understand that water, drainage, gas and 3 phase electricity are connected or available. Interested parties are advised to check this position with their advisors/contractors.

RENTAL/LEASE TERMS

Competitive packages are available, please contact the agents for further details.

LEASE TERMS

The office is available on a new full repairing and insuring lease.

SERVICE CHARGE

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

RATES

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

Rateable Value: £75,000

Rates Payable: £37,800 (2019/20)

Interested parties should enquire to the Local Authority to confirm their specific liability on 01384 818181.

Moving into a vacant property on the Waterfront is the offer of a business rates discount of up to £55k per year, as long as the business moves in before March 2022.

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

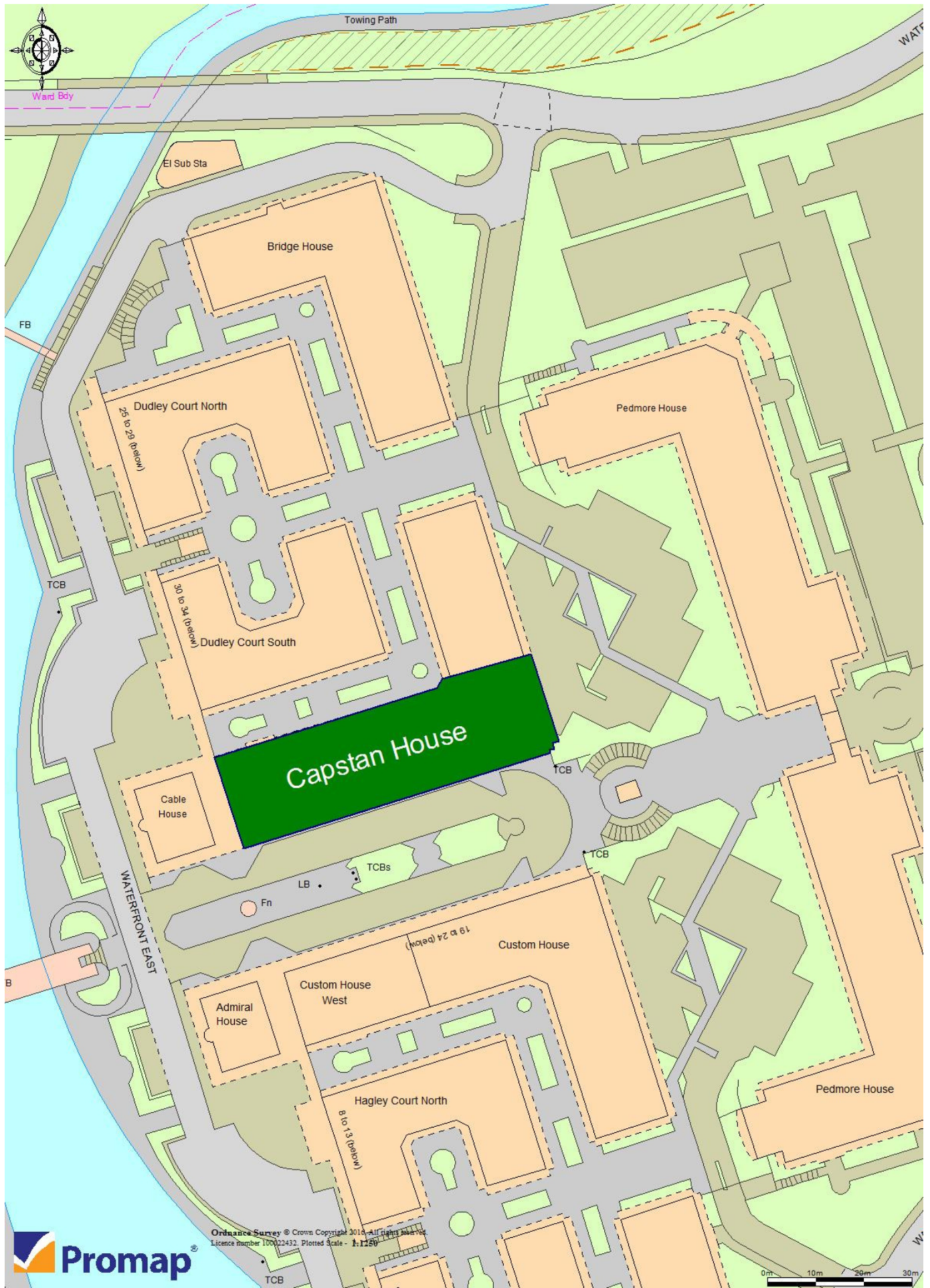
Aerial photography and further information is available at bulleys.co.uk/capstan

VIEWING

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

Details amended 01/21





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

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IMPORTANT NOTICE

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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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