

## TO LET (MAY SELL)

**HIGH SPEC OFFICES  
UNIT 6 CASTLE COURT 2  
CASTLEGATE WAY  
DUDLEY DY1 4RD**

**Office 6 - 2,325 sq ft (215.9 sq m)**

High specification.

Junction 2 M5 approximately 3 miles.

Close to local amenities.

Managed landscaped environment.

Barrier entry system to car park.

[bulleys.co.uk/2castlecourt](http://bulleys.co.uk/2castlecourt)



INDUSTRIAL AND COMMERCIAL PROPERTY SPECIALISTS

Telford  
01952 292233

Oldbury  
**0121 544 2121**  
View more at [bulleys.co.uk](http://bulleys.co.uk)

Wolverhampton  
01902 713333

## LOCATION

Castle Court 2 is situated on the Castlegate Business Park, a 47 acre Business and Leisure Development adjacent to Dudley Town Centre. The properties comprise highest quality of office space with excellent communications.

- Junction 2, M5 - miles.
- Dudley Town Centre - 0.5 miles.

## DESCRIPTION

The property provides the following specification .

- Comfort cooling.
- Raised floors.
- Suspended tiled ceiling with inset lighting.
- A total of 16 car parking spaces (8 per office)
- Door entry system.
- Security barrier onto development.
- Kitchenette facilities and attractive glazed entrance.

## ACCOMMODATION

The property provides the following approximate gross internal floor area;

	sq ft	sq m
<b>Office 6</b>		
Ground floor	1,077	100.0
First floor	1,248	115.9
<b>Total</b>	<b>2,325</b>	<b>215.9</b>

## OUTSIDE

Exclusive rights to 8 car parking spaces per office.

## SERVICES

We are advised that mains water, drainage and electricity are connected to the property. The property has the benefit of comfort cooling and central heating (not tested).

All enquiries should satisfy themselves that all mains and services are in working order.

## RENTAL

Unit 6 - £30,225 per annum exclusive.

## LEASE TERMS

The offices are available on a new lease on terms to be agreed.

Please contact the agent for full details.

## PURCHASE PRICE

Please contact the agents for full details.

## SERVICE CHARGE

A service charge is levied by the Landlord in respect of common areas and maintenance of the estate.

Please contact the agent for further details.

## PLANNING

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

## RATES

We are advised by Valuation Office Agency website that the current assessment is a joint assessment for both units, as follows:

Rateable Value: £40,750  
Rates Payable: £20,049 (April 2019/20)

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 will be payable at the current prevailing rate.

## EPC

An EPC has been commissioned and will be available shortly.

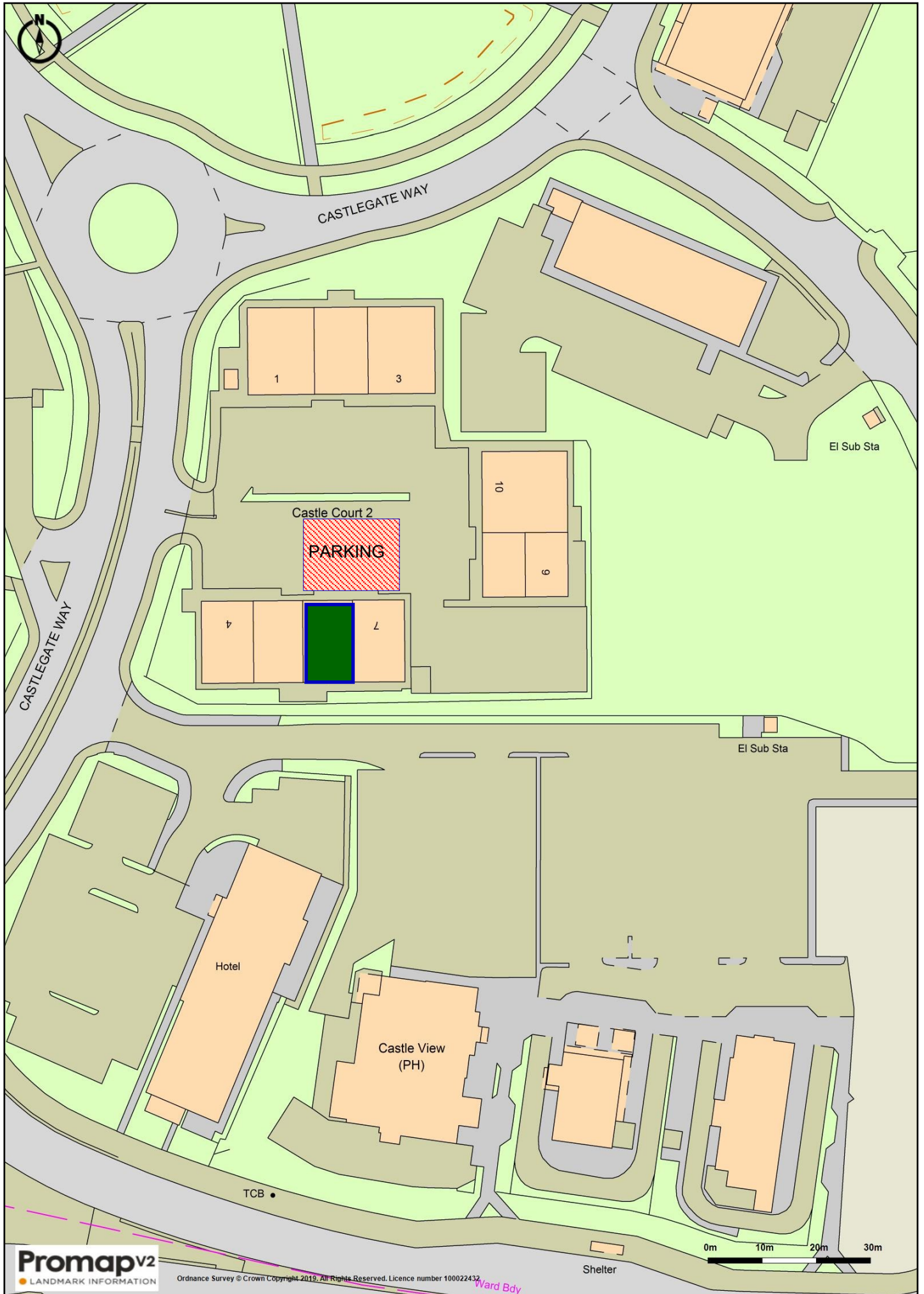
## WEBSITE

Aerial photography and further information is available at: [bulleys.co.uk/2castlecourt](http://bulleys.co.uk/2castlecourt)

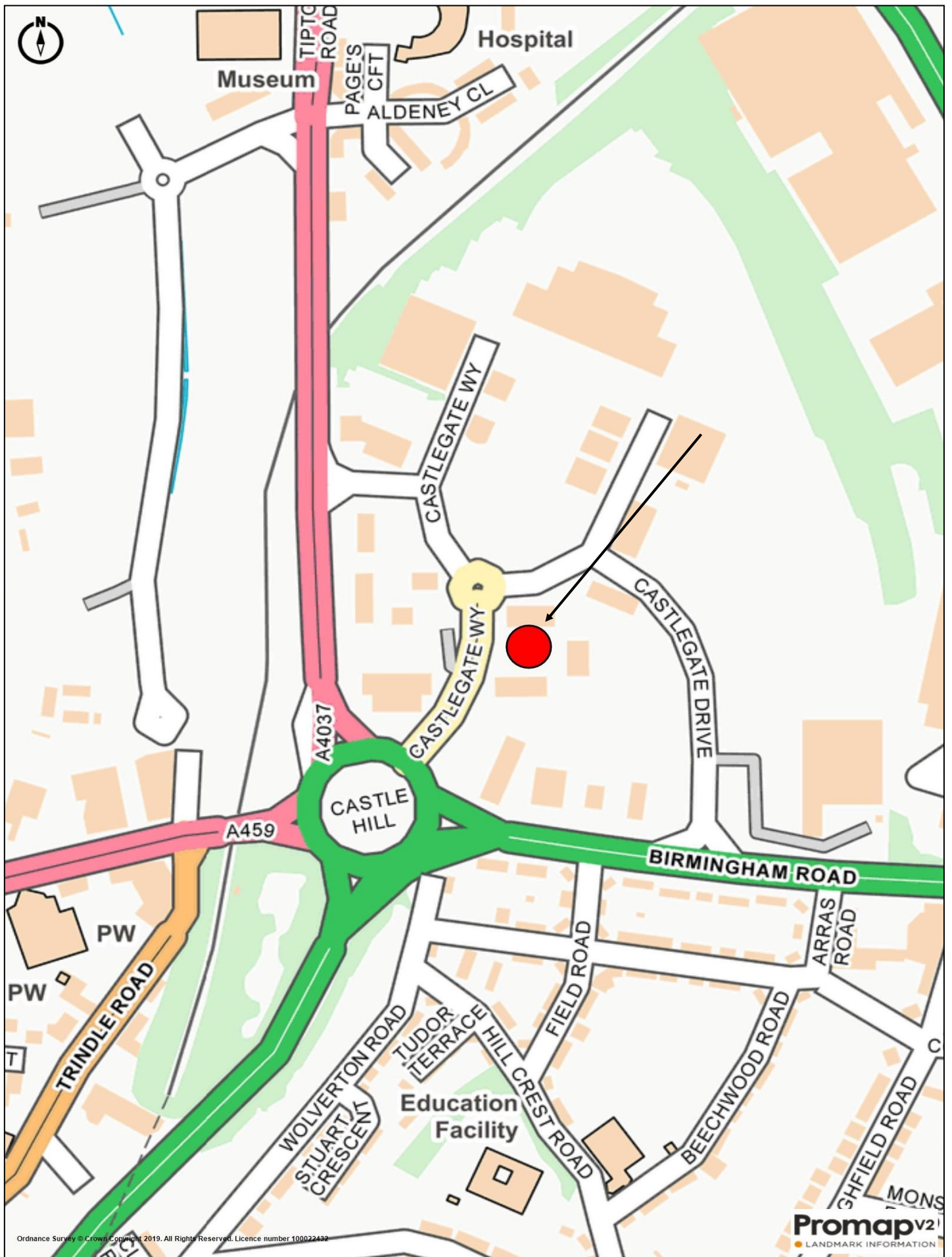
## VIEWING

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

Details amended 09/21



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



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**IMPORTANT NOTICE**

Bulleys for themselves and for the vendors or lessors of this property whose agents they 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.
- (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.
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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.