

FIRST FLOOR OFFICE SUITE

379 Sq ft

A self-contained, modern office suite with parking



Unit 3
89 Dudley Road
Halesowen
B63 3NS

Location

The property is located approximately 2 miles West of junction 3 of the M5 motorway and $\frac{3}{4}$ of a mile North of Halesowen town centre. The premises occupy a prominent position, adjacent to a Comet superstore. Access to the suite is directly from the retail car park in front of the building.

Burkes&CO



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Description

The first floor suite is accessed via a dedicated ground floor reception area. The suite is offered newly decorated and carpeted with double-glazed upvc windows, wall-mounted electric convector heaters and fluorescent strip lighting. A staff kitchen and toilet area is located at first floor.

Accommodation

The suite comprises approximately 379 sq ft plus ancillary kitchen, toilet and fitted storage cupboards.

Ground Floor Reception:	37 sq ft
First floor office:	<u>342 sq ft</u>
Total Net Internal Area:	379 sq ft

plus staff kitchen and toilet.

The suite will have two dedicated car parking spaces located to the rear of the building.

Use

The premises may be used as offices as defined by class B1 of the Use Classes Order 1987 (as amended).

Tenure

The premises are available on flexible lease terms. Short tenancies are available, subject to terms. A standard tenancy is available at a cost of £100 plus VAT.

Surety / Rent Deposit

The tenant may be required to lodge a rent deposit, subject to terms.

DISCLAIMER

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Rates

We understand the property is listed by the Valuation Office as having a new RV of £3,450 for 2010. The current small business multiplier for the year 2009/10 is £0.407. Small Business Rates Relief may be available, subject further details. All interested parties should contact Dudley MBC on (01384) 814939 or through their web site.

For further information on transitional rate relief and reductions we recommend visiting the following web sites;

The Valuation Office website is:

<http://www.2010.voa.gov.uk/rli/en/advanced>

Dudley MBC Business Rates information is available at:

<http://www.dudley.gov.uk/business/business-rates/business-rates-reductions>

Rent

£100 per week, payable quarterly in advance.

VAT

We understand that the premises are not currently elected for VAT and therefore VAT will not be payable on the rent.

Further Information / Viewing

The site may be viewed from the roadside without prior appointment. For internal inspections contact the agents.

For further information please call

Mark Burkes on 0121 369 1889;

Last amended: 10. March 2010



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