

TO LET



FITTED DAY NURSERY

The Waterfront, Level Street, Brierley Hill, DY5 1XA

- 3,331 SQ FT (309.43 M²)
- Single Storey Detached Building With Fenced Outdoor Play Area
- Adjacent To The Waterfront Business Park With 2,000 Office Occupiers
- Very Close To Merry Hill Shopping Centre
- Situated Within The Car Park For The Waterfront
- Excellent Access From A4036 Pedmore Road

DY5

DUDLEY'S BUSINESS AND
INNOVATION ENTERPRISE ZONE

A LOCATION OF CHOICE FOR NEW AND EXPANDING BUSINESSES

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The Waterfront, Level Street, Brierley Hill, DY5 1XA

- Single storey detached building in good condition.
- Fully fitted nursery including reception area, large hall, quiet rooms, baby changing rooms, kitchen and toilets.
- Fenced outdoor play area.
- Adjacent to Waterfront Business Park.
- Close to the Merry Hill Shopping Centre.



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Location

The property is located on Waterfront Way, Brierley Hill. It is located within the main car park for the Waterfront Business Park and has excellent access from the A4036 Pedmore Road and from there to the Dudley Southern By Pass.

The building is well located to serve parents from Wordsley, Kingswinford, Brierley Hill and Dudley due to its excellent road access and the extensive car park.

Description

The property comprises a single storey brick constructed building under a pitched tiled roof.

The property benefits from a reception hall with lockers and reception office adjacent, a large hall with quiet rooms and baby rooms off of this, a large kitchen with connections for appliances, baby change rooms, staff and children's toilets and an outside play area.

Accommodation

The property provides the following approximate gross internal floor areas:-

3,331 sq ft (309.43 m²)

Rent

£33,000 per annum exclusive of VAT.

Tenure

The property is available to let for a negotiable term.

Service Charge

Tenants will be responsible for payment of an estate service charge levied to cover the cost of maintaining the communal parts of the estate.

Insurance

The landlord insures the property and recovers the cost from the tenant.

Business Rates

The occupier will be responsible for business rates and should check these with the local authority.

Rateable Value: £28,500
Rates Payable: £13,680
2018/2019 Rates Payable 48p in the £.

The property falls within the DY5 Business and Innovation Enterprise Zone and any businesses moving into or

expanding in the Enterprise Zone can potentially claim free business rates up to £55,000 per year for five years. For more information, please contact Dudley MBC.

Energy Performance Rating

The property has an Energy Performance Rating of D.

Legal Costs

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

Anti Money Laundering

The successful tenant will be required to submit two forms of identity, in accordance with Anti Money Laundering regulations.

Services

We understand that mains services are available to the property. Heating is by gas. No appliances or services have been tested.

Fixtures & Fittings

Any fixtures and fittings not expressly mentioned within the confines of these particulars are excluded from the letting.

VAT

Unless otherwise stated, all prices and rents quoted are exclusive of Value Added Tax (VAT). Any intending tenant should satisfy themselves independently as to VAT in respect of any transaction.

Viewing

Strictly by prior arrangement with the Sole Agents.

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Duncan Bedhall

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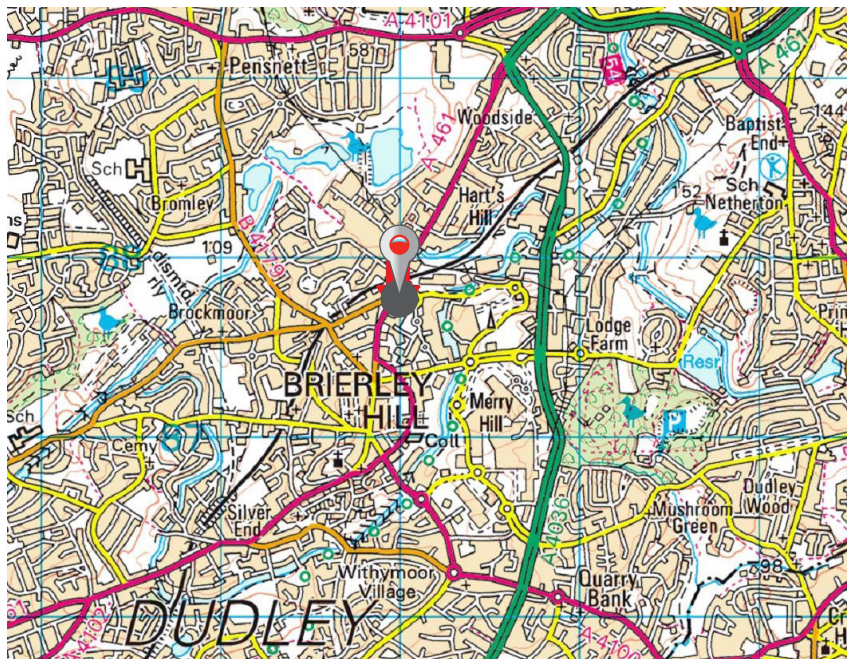
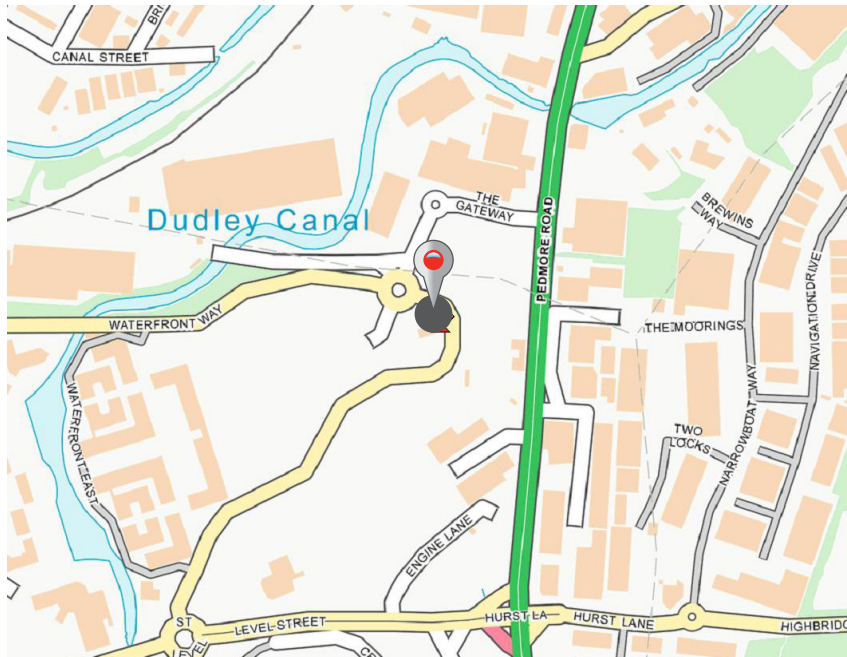
Luke Dodge

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