OFFICE | TO LET

VIEW ONLINE



1A WORCESTER STREET, STOURBRIDGE, DY8 1AH

513 SQ FT (47.66 SQ M)

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COMMERCIAL PROPERTY CONSULTANCY

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Well-Presented Central Stourbridge Office with One Parking Space

- Town Centre Location
- Modern Well Equipped Space
- Self Contained
- One Car Parking Space
- Meeting Room
- No Service Charge





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DESCRIPTION

This well-presented office space is ideal for small businesses seeking a professional and functional workspace.

Located in a convenient Stourbridge location, the property offers a blend of open-plan and private office areas, perfect for a range of business needs.

The property comes with 1 allocated parking space to the rear of the office and there is ample free parking nearby for visitors.



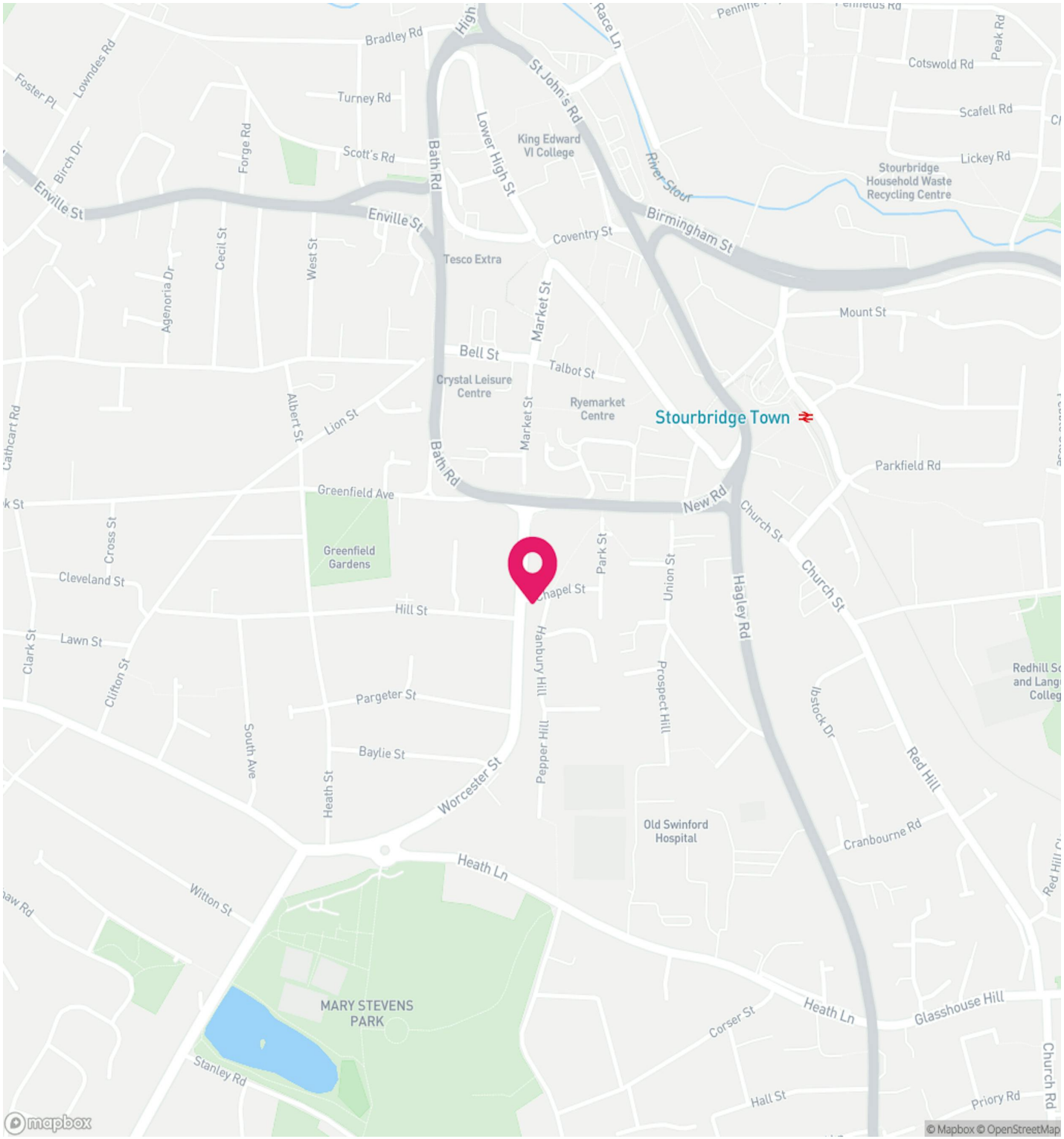


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LOCATION

Prominently situated on Worcester Street just off the busy Stourbridge Ring Road, the offices benefit from strong transport links with Stourbridge Bus Station, and its shuttle bus link to Stourbridge Train Station (10 minute walk), and Stourbridge Train Station itself (1.2 miles) in close proximity.

Stourbridge boasts several routes to areas across the West Midlands including Halesowen (6 miles), Wolverhampton (12 miles) and Birmingham City Centre (15 miles). The M5 motorway and its surrounding networks are within 8 miles.



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AVAILABILITY

Name	sq ft	sq m	Availability
Ground - Main Office	292	27.13	Available
Ground - Meeting Room	95	8.83	Available
Ground - Reception	108	10.03	Available
Ground - Store	18	1.67	Available
Total	**513**	**47.66**	

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RATEABLE VALUE

Rateable Value - £4,950

It is understood that the unit will benefit from 100% small business rate relief, however the tenant should confirm this with the relevant local council.

RENTAL

The property is available to let at £7,800 per annum exclusive

SERVICES

We understand that the building has the benefit of all main services connected on, or adjacent to the subject property.

The agent has not tested the suitability of the connections and recommends that all interested parties carry out their own investigations as to their suitability.

LEGAL COST

A easy to understand lease will be prepared by the landlord, at no cost to the tenant.

PLANNING

Use class E

LEASE

The property is available to let on a new lease with length to be agreed.

ANTI MONEY LAUNDERING

The successful applicant will be required to provide two forms of ID and proof/source of funds, to satisfy anti-money laundering protocols.

VIEWINGS

Viewings are strictly via the letting agent Siddall Jones.

CONTACT



Edward Siddall-Jones
0121 638 0500
edward@siddalljones.com

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