OFFICE | TO LET

VIEW ONLINE



BRIDGE HOUSE, WATERFRONT EAST, BRIERLEY HILL, DY5 1XR

1,978 TO 42,841 SQ FT (183.76 TO 3,980.06 SQ M)

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A Modern Headquarters Office Building Situated on the Established Waterfront Office Campus in Brierley Hill

- Prominent Headquarters Office Building
- Established Office and Leisure Campus
- Available as a Whole or Split
- 2 Passenger Lifts
- Raised Access Floors
- Air Conditioned Throughout
- Ample Car Parking
- Close Proximity to the Merry Hill Shopping Centre
- Excellent Connectivity





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DESCRIPTION

Bridge House comprises a four storey modern office building on ground and three upper floors currently providing a mostly open plan working environment including meeting rooms with a high specification and welfare and kitchen facilities to each floor.

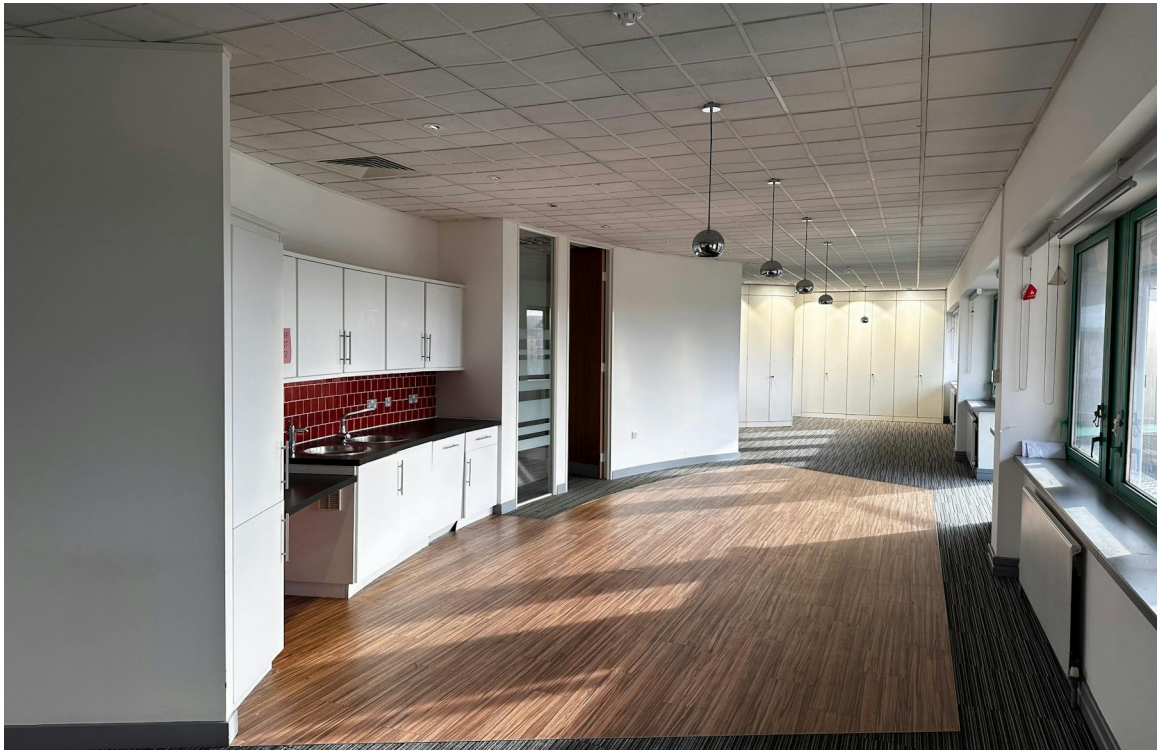
Specification:

* Carpeted raised access flooring
* Central heating throughout
* Air conditioning
* Suspended ceilings with recessed lighting
* Two 8 person passenger lifts
* Male, female and disabled toilet facilities on each floor
* Numerous kitchen points to each floor
* Allocated car parking spaces at a ratio of approximately 1/895 sq ft (1/83 sq m)

In addition there is ample free car parking throughout the estate

* 24 hour security
* On site estate management team





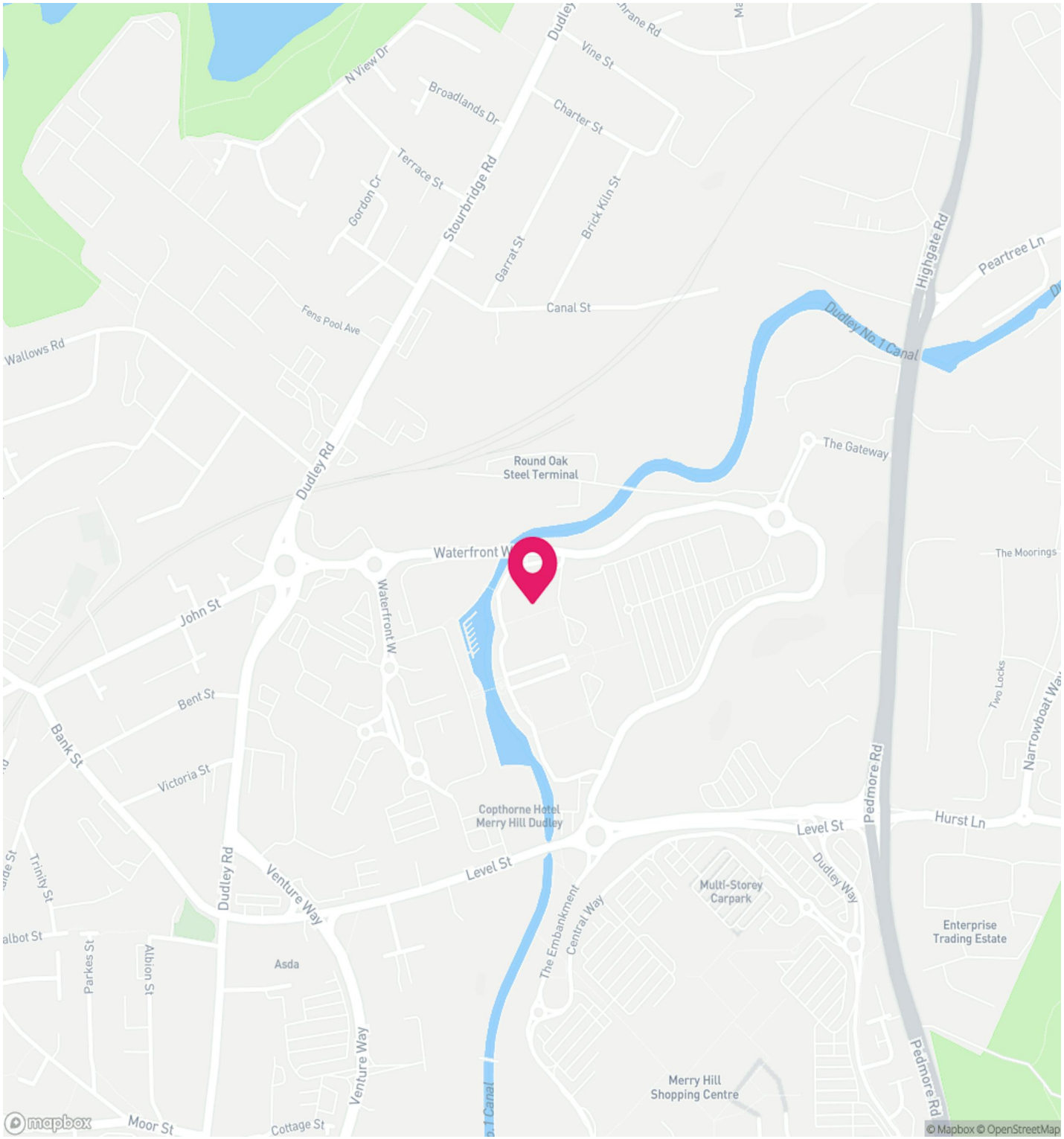
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LOCATION

Bridge House is located within The Waterfront, a substantial office and leisure campus, with good access to the M5 motorway.

The Waterfront provides an attractive business environment set around a substantially enhanced canal basin with extensive nearby facilities including bars, restaurants, leisure and Merry Hill Shopping Centre.

Main access to the park is via the A4036 (Pedmore Road) from either the A456 (Hagley Road) and Junction 3 of the M5 or from the A4123 (Wolverhampton Road) from Junction 2 of the M5.



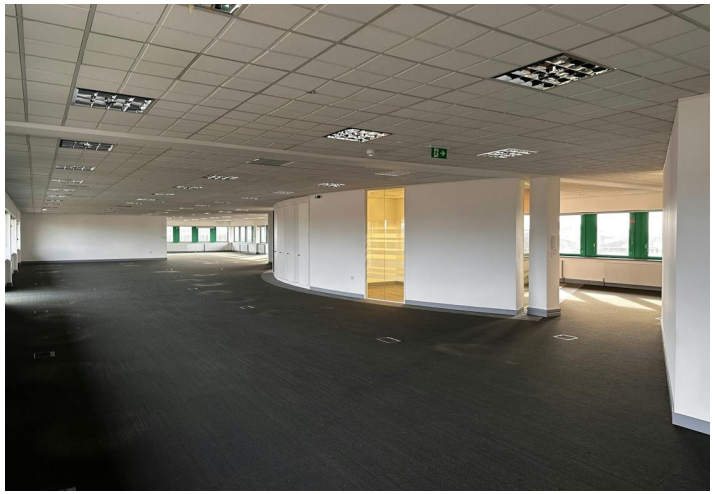
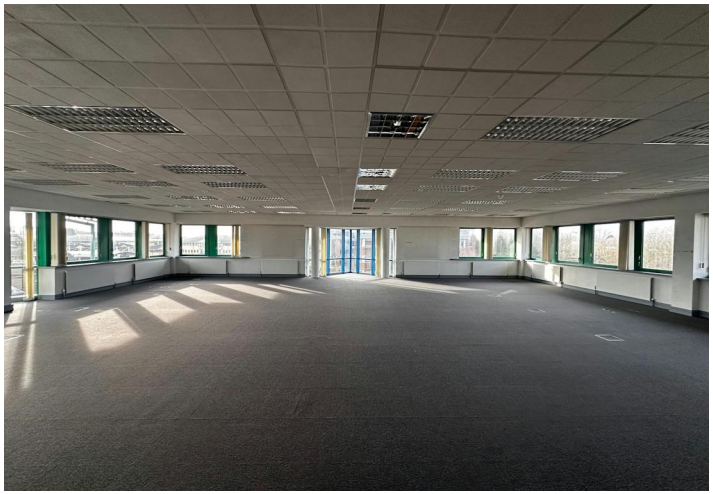
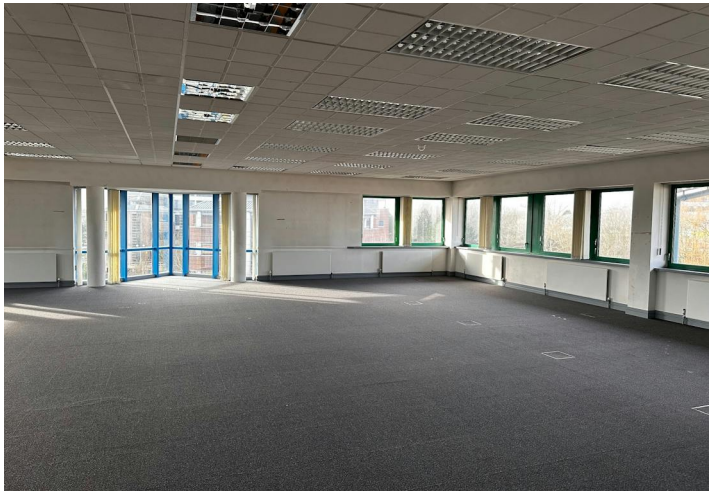
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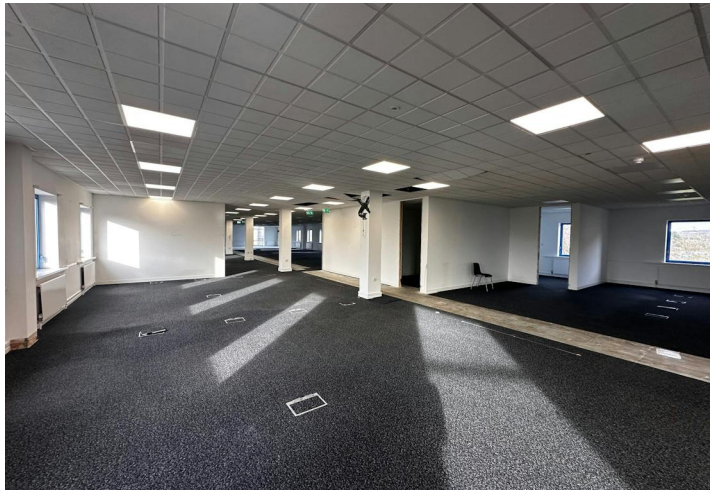
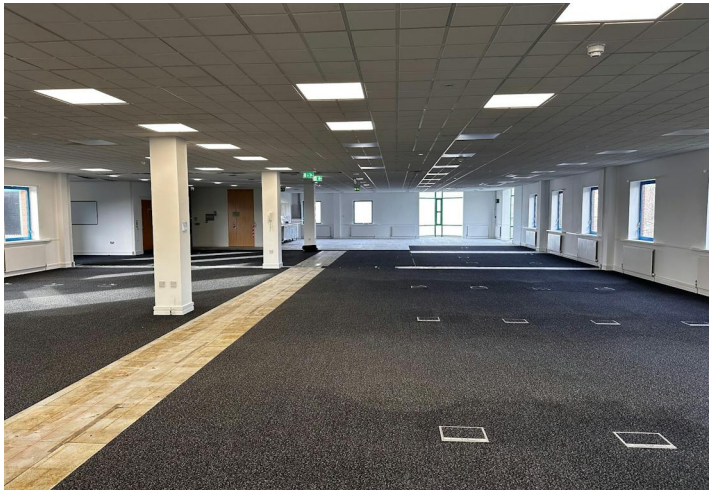



FIRE EXIT





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AVAILABILITY

Name	sq ft	sq m	Availability
Basement	1,978	183.76	Available
Ground	9,946	924.01	Available
1st	9,969	926.15	Available
2nd	10,473	972.97	Available
3rd	10,475	973.16	Available
Total	**42,841**	**3,980.05**	

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EPC

An EPC has been carried out on this property and has been awarded a grade C 71.

VAT

All prices quoted are exclusive of VAT, which we understand is payable.

RATEABLE VALUE

n/a

LEGAL FEES

Each party to bear their own costs

LEASE

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

RENT

£8 per sq ft with length and terms to be agreed.

POSSESSION

The property is immediately available following the completion of legal formalities.

EPC

C (71)

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



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