



CHARTERED SURVEYORS

Please call us

01384 456789

Canalside, 9A Narrowboat Way
Dudley, West Midlands, DY2 0XQ



8 The Newhouse, Stuart Works, High Street, Wordsley DY8 4FB

TO LET

OFFICES

Size
636 sq ft (59 sq m)

Rent
£12,000 per annum exclusive

First Floor Suite

On site car parking

Adjoins the Museum of Glass

Canalside location

Location

The property is prominently located on Camp Hill, Wordsley, opposite the historic Red House Cone and adjoining the Stourbridge Canal.

Stourbridge Town Centre is within 3 miles. The Motorway Network is accessible via Junctions 2 and 3 of the M5 Motorway at Oldbury and Halesowen respectively.

Description

The mixed use development is situated in the historic area of Wordsley, famous for its glass making heritage. The offices adjoin The Museum of Glass. The Museum of Glass will complement other tourist attractions of the area preserving the rich heritage of the glass industry.

The open plan office benefits from double glazed windows, carpet tiled flooring, a kitchenette and wall mounted electric heaters. Communal toilets are available. The Newhouse includes a passenger lift.

On site car parking is available.

Accommodation (Nett Internal Area)

636 sq.ft. (59.11 sq.m.)

Lease Terms

Available with the benefit of a new lease on an internal repairing/decorating basis. The lease will be excluded from the Security of Tenure provisions of the 1954 Landlord & Tenant Act.

The lease will incorporate a service charge provision to cover the repair/maintenance of all common areas etc.

Rent

£12,000 per annum exclusive.

V.A.T.

The rent etc. is currently not subject to V.A.T

Rating Assessment

Rateable Value: £4,050

U.B.R. 55.5p in the £ (2025/2026)

Fixtures and Fittings

All usual trade fixtures and fittings and those not mentioned in these particulars are expressly excluded from the letting.

Energy Performance Certificate

EPC rating - D.

Viewing

Strictly by appointment with the Sole Agents - Sellers Chartered Surveyors.

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Additional Images

