



THE COMMERCIAL PROPERTY SPECIALISTS

**FOR
SALE**

**OFFICE INVESTMENT
OPPORTUNITY**

**1,990 sq ft
(185 sq m)**

**UNIT E SILVER END BUSINESS PARK, BRETTE LANE,
BRIERLEY HILL, DY5 3LG**



- ◆ 987 years remaining on a long leasehold basis.
- ◆ Quality self-contained office.
- ◆ On-site car parking available.
- ◆ Good Access to Merry Hill Shopping Centre.
- ◆ Secure courtyard complex.
- ◆ Good transportation links available.

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LOCATION

Located in Brierley Hill, Unit E Silver End Business Park is located just off the A461 Brettle Lane which in turn leads into Church Street, Venture Way and Level Street. Brierley Hill town centre is located approximately 1 mile distant with the more popular Merry Hill Shopping Centre also located approximately 1 mile distant. Junction 2 & 3 of the M5 Motorway are both approximately 7 miles distance which offers good connections to the Local and National Motorway Networks.

DESCRIPTION

Unit E Silver End Business Park is set within an attractive secure self-contained courtyard office development. The property provides accommodation set over three floors and is constructed of brick elevations beneath a pitched tiled roof.

To the ground floor there are two entrances, one of which leading into a singular office/reception area, the other leading to the rear entrance hall with access to stairs to the first floor, kitchenette and WC with shower. The first floor is consists of three offices, two of which are currently fitted out as rest/games room, male and female WC facilities and stairs to second floor, which is an open plan office area with kitchenette and doors leading out to a small balcony area.

ACCOMMODATION

Net internal areas approximately:-

	sq ft	sq m
Ground Floor:	409	38
First Floor:	702	65
Second Floor:	879	82
TOTAL:	<u>1,990</u>	<u>185</u>

OUTSIDE

There are approximately ten allocated parking spaces situated around the property.

The premises is set within a secure gated entry/exit system.

TENURE

We are advised that the property is long-leasehold with the remainder of a 999 year lease from 2012 (987 years remaining), with a pepper-corn ground rent.

PURCHASE PRICE

£345,000 subject to contract.

PLANNING

Interested parties are advised to make their own enquiries with Dudley Metropolitan Borough Council.

RATES

We are advised by the Valuation Office Agency website that the current assessment is as follows:-

Rateable Value: £8,100

Rates Payable: £4,041.90 (2024/25)

The above figures are subject to Small Business Rates Relief and Transitional Relief/Surcharges where applicable. Interested parties should enquire to the Local Authority to confirm their specific liability on 01384 814882.

VAT

All figures quoted do not include VAT which may be payable at the current prevailing rate.

EPC

An EPC has been carried out and the offices have been awarded the following grade:-

Unit E: 93 D

INVESTMENT

The office is currently tenanted at an annual rental of £30,000 per annum exclusive on a lease ending at the end of July 2026, with service charge payable.

LEGAL COSTS

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

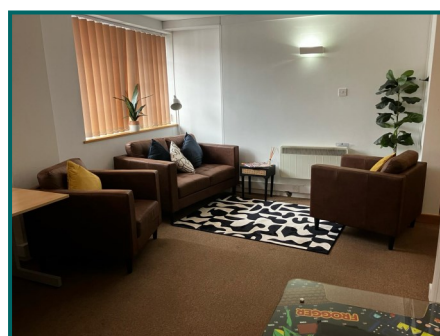
WEBSITE

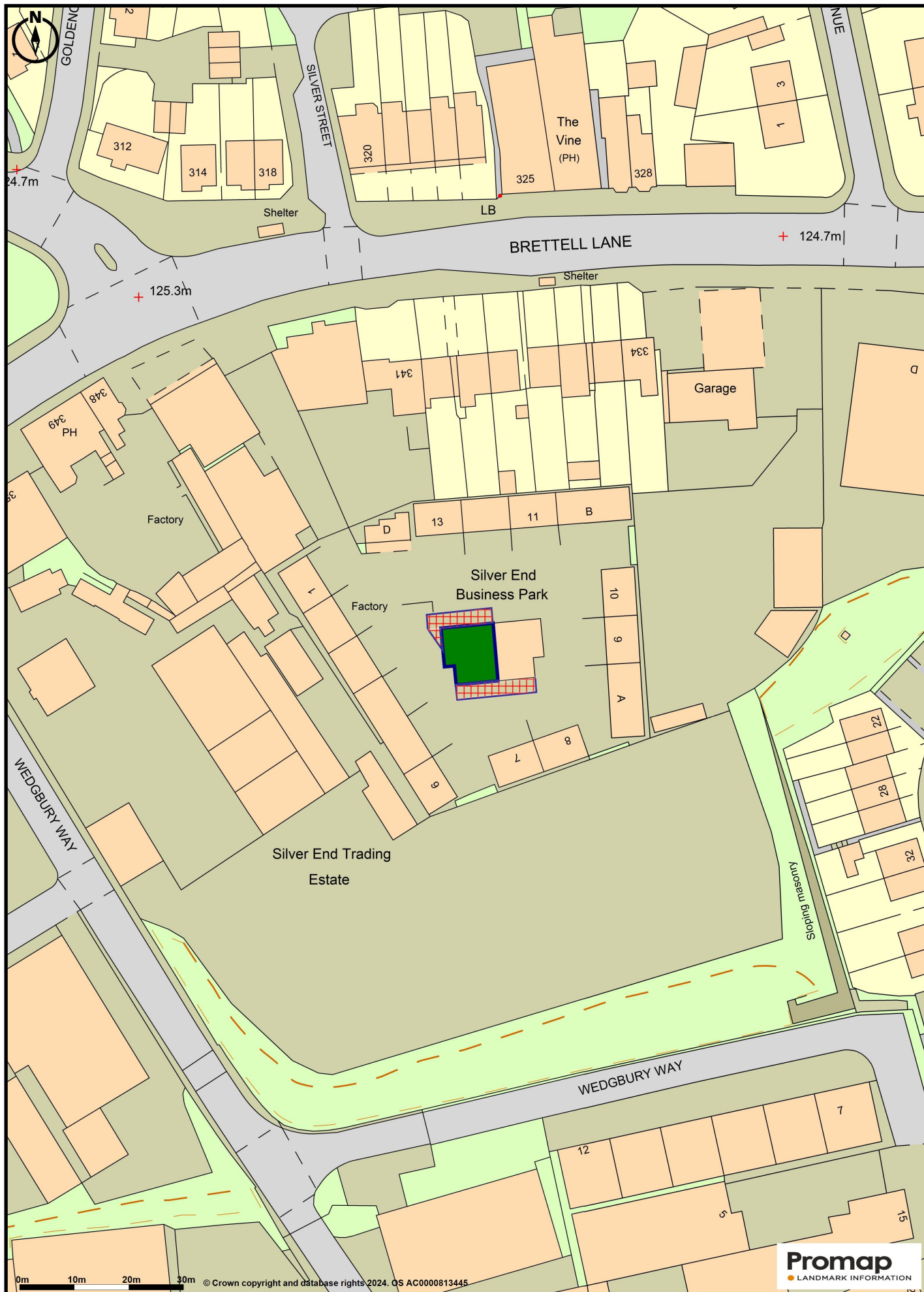
Photography and further information is available at bulleys.co.uk/silverend

VIEWING

Strictly by the prior appointment with the sole agents Bulleys at their Oldbury Office on 0121 544 2121.

Details prepared 06/2024.





Site Plan- For Identification only- Not to scale. Accuracy cannot be guaranteed

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