



1ST FLOOR OFFICES, PARTNERSHIP HOUSE, 83 HIGH STREET,
KINVER, STOURBRIDGE, DY7 6HD

TO LET

1ST FLOOR OFFICE SUITE

SIZE

571 SQ FT (53.10 SQ M)

TO LET

£8,000 PER ANNUM

Modern specification

Village location

Shared kitchen and toilet facilities

Location

The property is situated in a prominent position in the centre of the village overlooking the mini roundabout at the junction of the High Street with Stone Lane.

Description

The property comprises of a small suite of 1st floor offices accessed from a ground floor entrance lobby leading to a communal hallway and shared kitchen and toilet facilities. The office suite is of modern specification being open plan, but also incorporating a partitioned private office. The offices are fully carpeted and centrally heated and immediately available.

Accommodation

Total Approx. NIA 571 sq ft

To Let

£8,000 per annum excl.

Lease Terms

Available on a internal repairing lease for a term and rent review pattern to be agreed.

V.A.T.

We understand the property is not registered for VAT.

Rating Assessment

Rateable Value: £5,200
U.B.R.: 49.9p in the £ (2023/2024)

*The property may qualify for small business rates relief.

*Eligible small business will pay no business rates where they occupy premises having a rateable value of less than £12,000.

Details obtained online at www.gov.uk . This information should be verified by the new occupier together with their eligibility for transitional arrangements and small business rates relief scheme.

Service Charge

There is a service charge levied for the upkeep and maintenance of the common areas and which also includes the electricity and gas fired central heating system. The service charge is apportioned based on the floor area in relation to the whole of the 1st floor. The adjoining office suite is let to a local solicitor's practice. The building insurance is charged by way of an annual payment.

Energy Performance Certificate

EPC rating – D.

Viewing

Strictly via the sole agents:

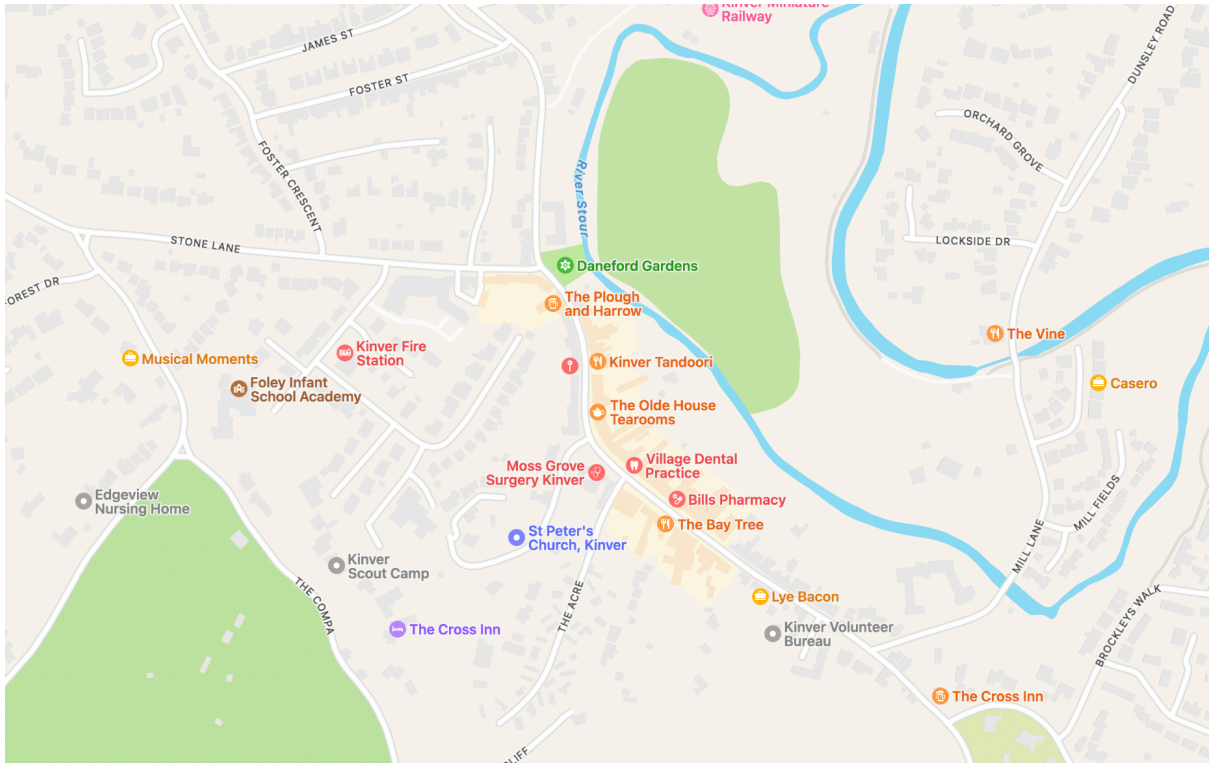
Michael Johnson & Co.

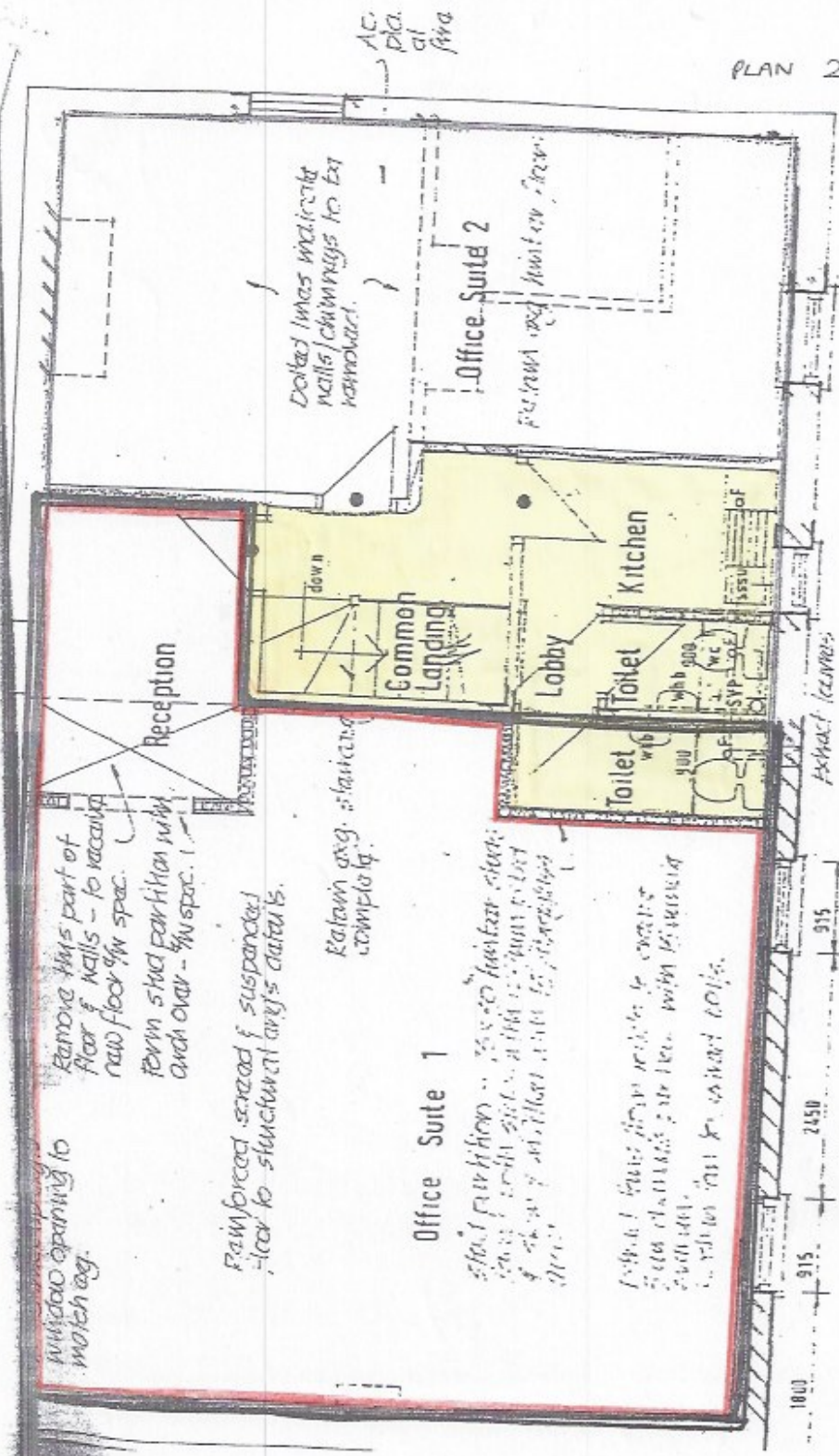
Tom Johnson

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Window opening to match e.g.

Ramona this part of floor & walls - to recessed raw floor 1/4" spec.

Form stud partition with arch over - 3/4" spec.

Reinforced screed & suspended floor to structural arch's details.

Kitchen org. staircase complete.

Office Suite 1

Steel partition - 25 x 50 height sheet glass with 20mm air gap & 25mm x 25mm metal studs to structure.

Exposed studs from ceiling to create 50mm clearance for pipes with 100mm depth.

Dotted lines indicate nails/chimneys to be removed.

Office Suite 2

Form and timber stud.

AC pla. at 1/4" spec.

Exposed wall - sand/cement render to match e.g. to 1:3:5. 5" thick & the C.I.C. associations guide to external rendering, on 215 class 15 aggregate brickwork in 1:1:6 cement/sand mix lay: also straw hair steel mesh stops & fillings. Line internal face of walls with 12.7mm lead lined sheet lead on 75mm x 25mm x 2mm.

1st Floor Plan.