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commercial property



- EXECUTIVE OFFICE SUITES
- HIGH-QUALITY SPACE
- ALLOCATED PARKING
- CONVENIENT LOCATION

## OFFICE

685 SqFt ( 63 SqM )

£9,000 per annum

Cranham House, Amblecote, DY8 4BU

# TO LET



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## Description

Cranham House provides refurbished executive offices to let in Amblecote over three storeys. Prominently located on the High Street (A491) close to its junction with Brettell Lane and Platts Road, these offices benefit from excellent local amenities within 100 yards, including a Tesco Express, Pizza Hut and Halfords.

The refurbishment includes:-

- New suspended ceilings
- New lighting
- New carpets throughout
- New double-glazed powder-coated aluminium window units
- Each office suite has its own kitchenette
- Dedicated on-site car parking, equating to 1:171 sq ft

## Location

Merry Hill shopping centre and Stourbridge town centre are only a short drive from the offices. Cranham House is well served by buses running from the High Street between Wolverhampton, Dudley and Stourbridge with easy connections to Birmingham, Bridgnorth and Kidderminster. Stourbridge Junction Train Station is less than two miles away, which has trains running directly to London and Birmingham on a regular basis

## Accommodation

First Floor:- 685 sq ft in total Benefits from access to own kitchenette and shared toilets

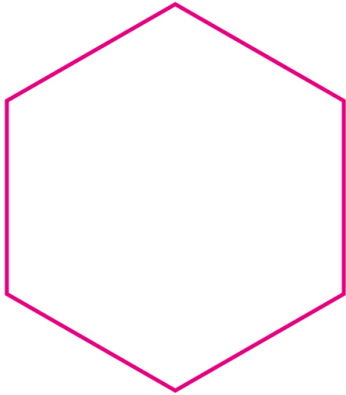
Service Charge - £3,520 per annum

## Rates

First Floor Rateable Value: £5,400 (100% rate relief should be available via Small Business Rate Relief)

## Terms

The premises are offered by way of a new lease on terms to be agreed.



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