



hexagon™  
commercial property



- 15 WORK STATIONS AVAILABLE
- ON SITE PARKING AVAILABLE
- AVAILABLE IMMEDIATELY

## OFFICES

1,467 SqFt ( 136 SqM )

£12,000 plus VAT per annum

1 Dormston Trading Estate, Burton Road, Dudley, DY1  
2UF

# TO LET



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## Description

The property comprises a single-storey commercial building of brick construction with a flat roof, mainly UPVC replacement windows and security grills. The unit is located in a prominent position and has solid floors, suspended ceilings with inset lighting and gas-fired central heating. The unit benefits from 8 designated parking spaces immediately opposite the property.

## Location

The property is located on the Dormston Trading Estate accessed off the A.459 Burton Road close to the junction with Jews Lane. The property was formerly 4 Wheelz Driving Instructors School. The estate is approximately 1 mile northwest of Dudley Town Centre and Wolverhampton City Centre approximately 5 miles to the north. There is easy access to the A.4123 Birmingham New Road and the Black County Route.

## Accommodation

Main Offices - 707 Sq Ft

Waiting Room - 269 Sq Ft

Management Office 1 - 63 Sq Ft

Management Office 2 - 67 Sq Ft

Management Office 3 - 68 Sq Ft

Management Office 4 - 65 Sq Ft

Total - 1,467 Sq Ft

## Rates

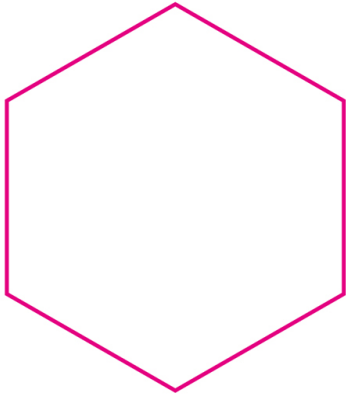
Rateable Value - £6,500

It is understood that the property will benefit from 100% small business rate relief however confirmation should be sought from the relevant local authority.

## Terms

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





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