Simba Real Estates
Pride in Property



QUAY HOUSE

MODERN OFFICE SPACE TO LET

- suites available from 100ft²
- upto 46,000ft²
- waterfront location
- 4 miles from motorway networks
- 200 shops, bars and restaurants all within easy walking distance
- Onsite Private Parking

QUAY HOUSE, THE WATERFRONT, BRIERLEY HILL, DUDLEY, WEST MIDLANDS. DYS 1XD

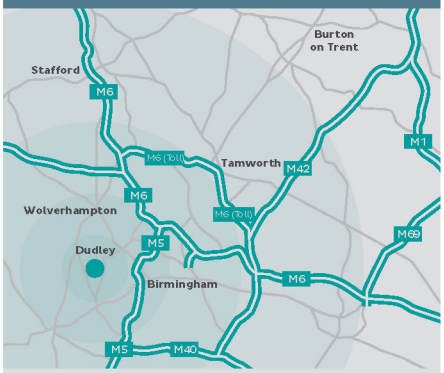
DESCRIPTION

Quay House is a detached purpose built 5 storey office building (including basement) set within attractive landscaped surrounds.

Internally the property comprises 4 floors (ground to third) of open plan office space featuring carpeted raised access floors allowing for flexible space planning, complemented by suspended ceilings with inset diffused fluorescent lighting.

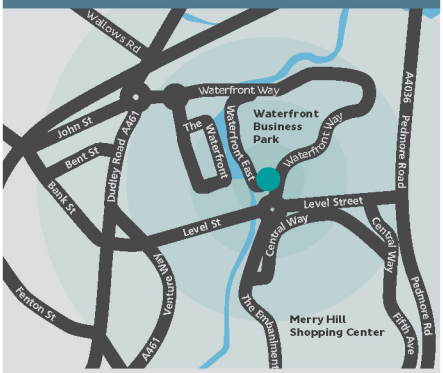
The accommodation also benefits from a ground floor reception foyer with front desk, Male, Female and Disabled toilets on each floor, and 2 x 8 person passenger lifts also serving every floor including basement which allows direct access from the underground car park. Extent of parking provision is subject to terms.

CENTRALLY LOCATED



- Ideally located 5 miles from Junctions 2 and 3 of the M5 motorway.
- Birmingham is only 10 miles to the East.
- Wolverhampton is only 8 miles to the North.
- Worcester is approximately 25 miles to the South.

IDEALLY SITUATED



- Prominent position on the established Waterfront Business Park development.
- Part of the Merry Hill complex.
- Only half a mile South West of Dudley.
- Close to hotel's, shops, bars and restaurants.

Tenure

The office suites are available on a new lease with terms to be agreed.

Rent

Available upon application

Business Rates

Available upon application

Service Charge

A Landlord's service charge is levied for the general upkeep and maintenance of all communal aspects of the building.

VAT

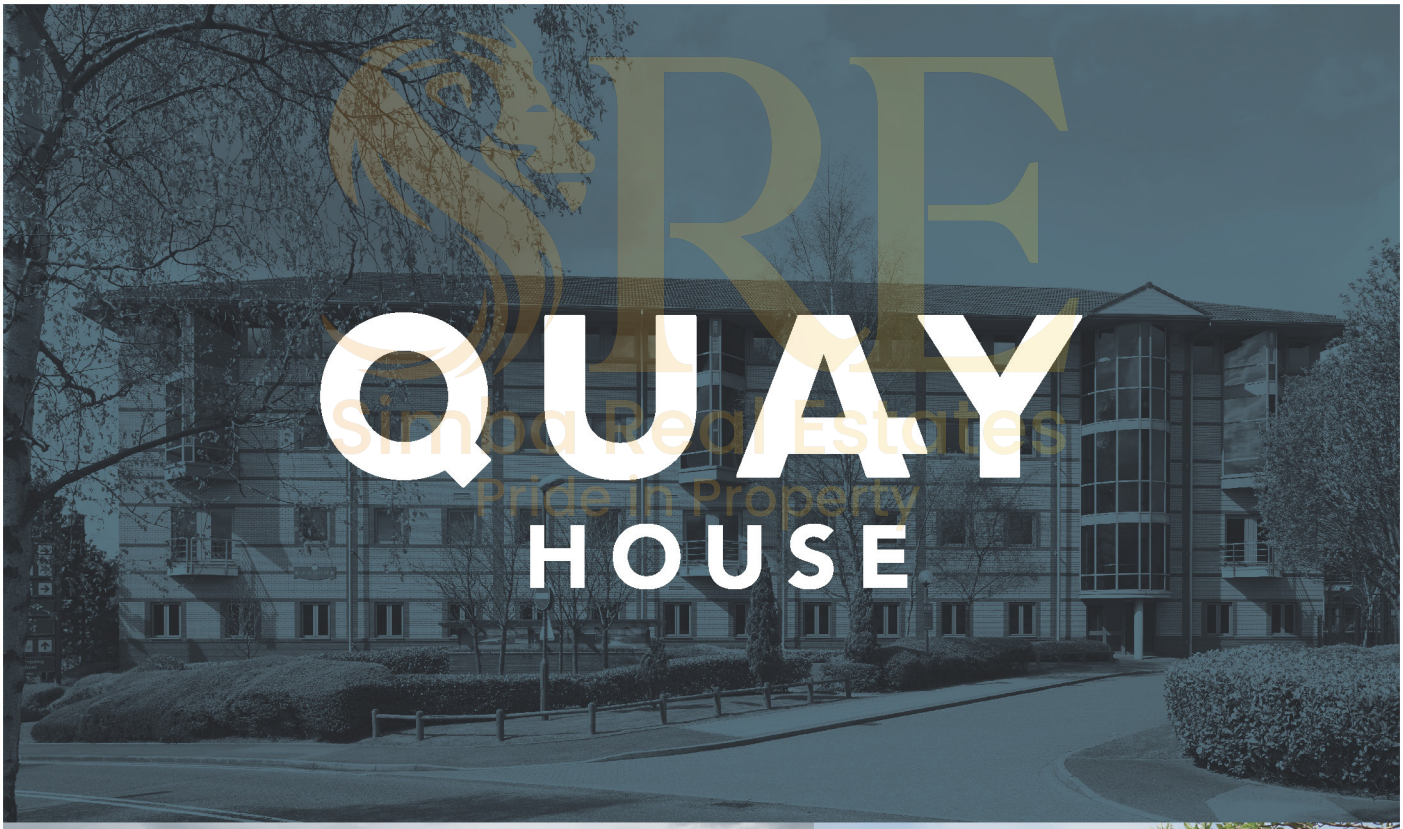
VAT is applicable to this lot.

Legal Costs

Both parties are to be responsible for their own costs incurred.

EPC Rating

C 75. Certificate available upon request.



QUAY HOUSE

Simon Regal Estates
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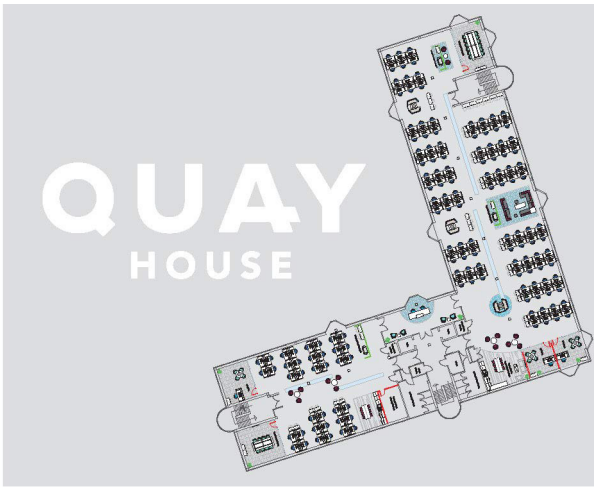


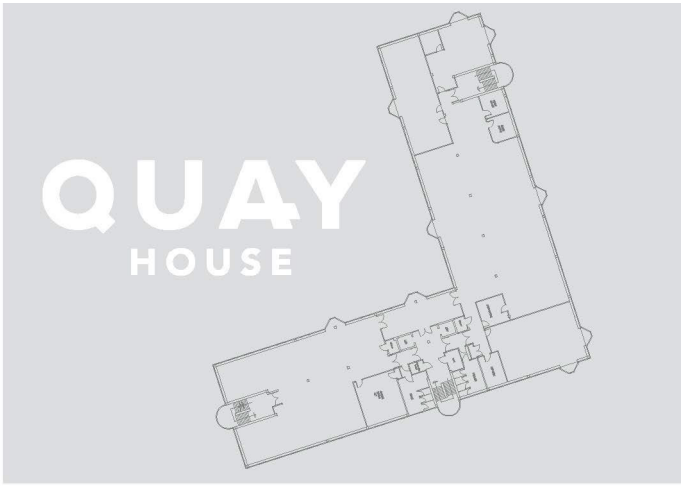












Ground Floor	**11,647 sq ft2**
North Wing	8,026 sq ft2
West Wing	3,621 sq ft2
First Floor	**11,693 sq ft2**
North Wing	8,030 sq ft2
West Wing	3,663 sq ft2
Second Floor	**12,180 sq ft 2**
North Wing	8,585 sq ft 2
West Wing	3,595 sq ft 2
Third Floor	**10,514 sq ft2**
North Wing	8,585 sq ft2
West Wing	1,929 sq ft2
Total	**46,034 sq ft2**

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Photos, etc.: The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements, and distances given are approximate only.

Regulations, etc.: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations, or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.

VAT: The VAT position relating to the property may change without notice. Particulars dated January 2076. Photographs dated December 2075.

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