

## Castle Mill, Burnt Tree, Dudley, DY4 7UF



**SIDDALL JONES**  
COMMERCIAL PROPERTY CONSULTANCY

# TO LET

Affordable and Flexible Offices

Suites From 160 ft<sup>2</sup> Upwards

### Location

The property is located off Birmingham New Road just off Burnt Tree Island in Dudley.

The office is easily accessible from all major roads, including the A4123, M5, M6 & M54 motorways, and is only a 15-minute walk away from Dudley Port's train station.

### Description

Castle Mill is a purpose-built office building arranged over 5 floors.

### Specification:

- 2x 8 Person Lifts
- LED Lighting
- Power and Data
- Carpet Flooring
- Gas Fired Central Heating

### Services

- Meeting Rooms
- Postal Services
- Manned Reception (9-5 Mon-Fri)
- Fast & Reliable Internet
- 24/7 Access
- Facilities on Every Floor

### Terms

With a straightforward, flexible licence agreement, along with conventional leases and bespoke office layouts to suit your needs, Castle Mill offers a commitment to suit you.

### All Inclusive Terms Covering:

- Rental
- Service Charge
- Business Rates
- Utilities
- Building Insurance

### Availability / All Inclusive Pricing (PCM)

Suite	Size (ft2)	Price excl Vat
101N	760	£1,900.00
101S	152	£405.33
102S	1088	£2,720.00
103S	248	£661.33
106W	277	£738.67
202N	240	£640.00
204N	176	£469.33
208N	166	£442.67
210N	166	£442.67
405S	88	£234.67
408S	150	£400.00
411S	160	£426.67
412S	150	£400.00
401W	311	£829.33
403W	168	£448.00
405W	160	£426.67
406W	164	£437.33
408W	160	£426.67

*We can also look to partition first floor suites, so should none of the above sizes be suitable, please contact with your requirements.*

### Availability

The property is immediately available following the completion of legal formalities.

### Viewings

Strictly via the letting agent Siddall Jones on **0121 638 0500**

