

## 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)	Desks	Price excl Vat PCM
405S	88 ft2	1	£234.67
412S	150 ft2	2	£400.00
408S	150 ft2	2	£400.00
408W	160 ft2	2	£426.67
405W	160 ft2	2	£426.67
411S	160 ft2	2	£426.67
406W	164 ft2	2	£437.33
210N	166 ft2	2	£442.67
208N	166 ft2	2	£442.67
204N	176 ft2	3	£469.33
103S	248 ft2	4	£661.33
401W & 403W	479 ft2	7	£1,277.33
101N	760 ft2	12	£1,900.00
102S	1088 ft2	18	£2,720.00

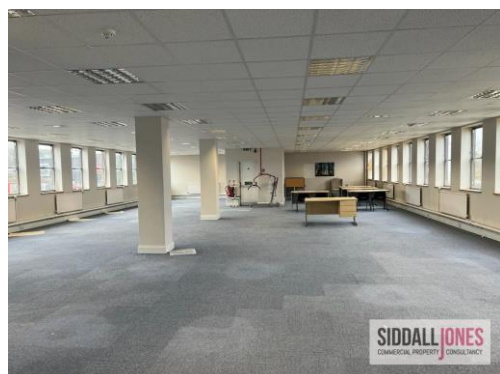
*We can also look to partition first floor suites, so should none of the above sizes be suitable, please contact with your requirements.*

### Availability

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

### Viewings

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



Siddall Jones | The Mill | 95 Tackfield Street | Birmingham | B16 6RU

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