



## QUAY HOUSE, THE WATERFRONT, BRIERLEY HILL, DY5 1XD

OFFICE TO LET

138 TO 3,787 SQ FT (12.82 TO 351.82 SQ M)



# Summary

**Recently Refurbished, Modern Office Space - Available on flexible lease terms - From single desks to multiple offices that can be combined**

<b>Available Size</b>	138 to 3,787 sq ft
<b>Rent</b>	Rent on application
<b>EPC Rating</b>	C (58)

- Prominent position on the waterfront
- Onsite secure parking
- Good road links to the motorway network
- Large open plan floor plates
- Refurbished communal areas
- Flexible lease terms available
- Established business location



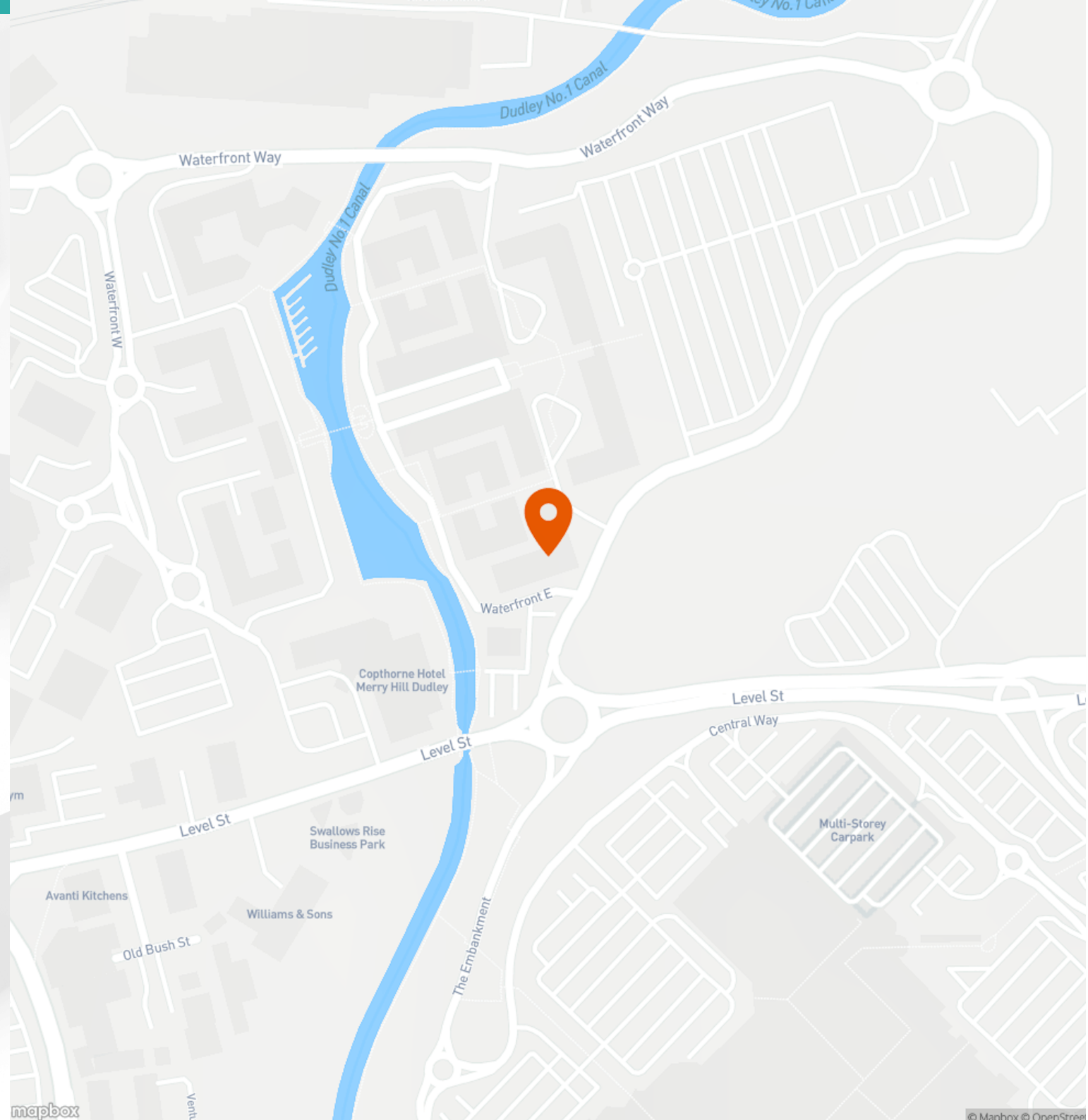
# Location



**Quay House, The Waterfront,  
Brierley Hill, DY5 1XD**

Waterfront Business Park provides approximately 750,000 sq ft of office accommodation across a number of buildings within separate ownership. The park benefits from attractive and well-maintained landscaped surroundings, with extensive car parking to the rear of the scheme. The scheme fronts the Dudley Canal and is adjacent to Merry Hill Shopping Centre and is well supported with a full range of amenities including a hotel, bars, restaurants and coffee shops.

The Waterfront benefits from good road links to the motorway network and the ongoing expansion of the Midland Metro Line will provide a direct link into Birmingham City centre, albeit this is unlikely to be much before 2025.





# Further Details

## Description

Quay House comprises a prominent four-storey office building of traditional brick construction, located on The Waterfront Business Park. The property is a multi-let office building of open-plan office space with shared WC facilities and passenger lifts on all floors.

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Rent	Availability
3rd - Office 1	138	12.82	roa	Available
3rd - Office 2	226	21	roa	Available
3rd - Office 3	280	26.01	roa	Available
3rd - Office 4	183	17	roa	Available
3rd - Office 5	269	24.99	roa	Available
3rd - Office 6	280	26.01	roa	Available
3rd - Office 7	194	18.02	roa	Available
3rd - Office 8	301	27.96	roa	Available
3rd - Office 9	431	40.04	roa	Available
3rd - Office 10	527	48.96	roa	Available
3rd - Office 11	301	27.96	roa	Available
3rd - Office 12	323	30.01	roa	Available
3rd - Office 13	323	30.01	roa	Available
<b>Total</b>	<b>3,776</b>	<b>350.79</b>		

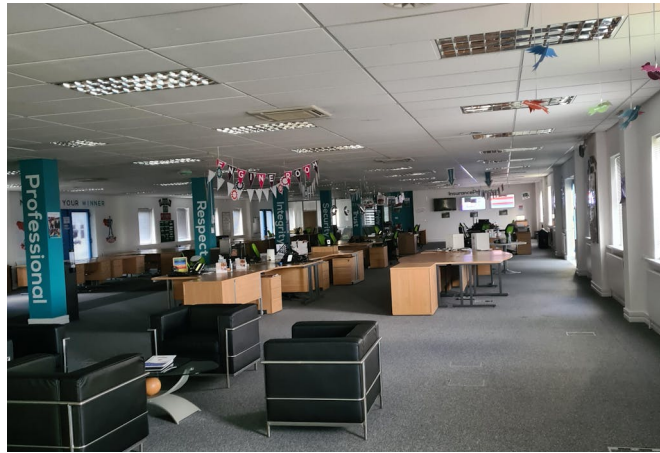
## Viewings

By prior arrangement via the joint agents

## Terms

Available on application







## Enquiries & Viewings



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