



THE WATERFRONT, BRIERLEY HILL, DUDLEY, DY5 1XJ

LEISURE, RETAIL TO LET | 540 TO 1,116 SQ FT

**SIDDALL JONES**  
COMMERCIAL PROPERTY CONSULTANCY







## DESCRIPTION

Waterfront is a mixed use destination offering dining, leisure and nightlife. Discover everything from local flavours and family businesses, to award winning coffee, bottomless brunch, leisure, events and so much more. The site benefits from ample car parking, as well as 24 hour security.

The units benefit from glazed frontage to either the main thoroughfare or canalside. They comprise predominantly open plan retail space, with kitchen and WC facilities, ready for tenants fit-out and suiting them to a variety of different uses.

Other nearby occupiers include Wetherspoons, Dr Eamers Distillery Bar, Indian Tavern, Putt Above, Fitness Studio 46 and Ten Steps Coffee Lounge.

<https://yourwaterfront.co.uk/>

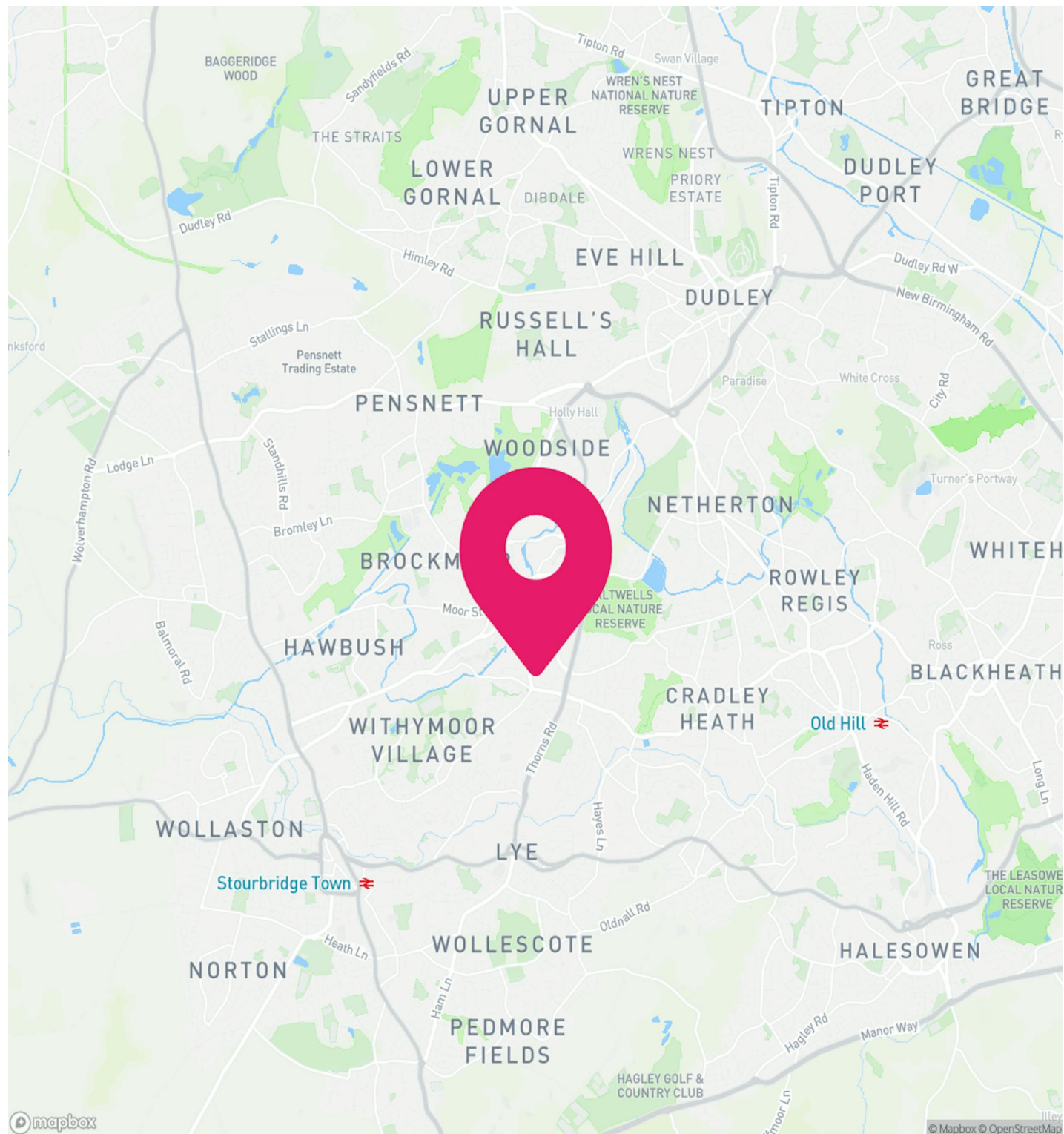


## LOCATION

The spectacular Waterfront complex is located fronting the Dudley Canal and is adjacent to Merry Hill Shopping Centre, which provides 1.8m square feet of retail and leisure space.

The Waterfront itself comprises 440,000 square feet of office, retail and leisure accommodation, home to both public and private occupiers. The site benefits from circa 4,000 employees daily and 1,500 free car parking spaces.

Brierley Hill is located within close proximity to Dudley Town Centre, with Birmingham City Centre approximately 13 miles East.









## AVAILABILITY

Name	sq ft	sq m	Rent	Availability
Unit - Unit 42	550	51.10	£9,050 /annum	Available
Unit - Unit 43	540	50.17	£9,050 /annum	Available
Unit - Unit 25	1,116	103.68	£18,250 /annum	Available
<b>Total</b>	<b>2,206</b>	<b>204.95</b>		

## TERMS

The property is available to let on a new lease for a term of years to be agreed.

## BUSINESS RATES

The property qualifies for small business rates relief, subject to tenants eligibility for exemption.

## VAT

We understand that the premises are elected for VAT and it will be applicable on all charges under the lease.

## PLANNING PERMISSION

We understand that the property benefits from Planning Consent under Use Class E.

## LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in the transaction.

## ENERGY PERFORMANCE CERTIFICATE

A Copy of the EPC is available upon request.

## AVAILABILITY

The premises are available for occupation immediately upon completion of legal formalities

## VIEWINGS

Viewings are strictly via the letting agent Siddall Jones.

## CONTACT

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