

# BRIDGEHOUSE

The Waterfront • Merry Hill • DY5 1XR

## Quality Office Accommodation

2,269 - 22,438 sq ft  
(210.79 - 2,085 sq m)

\*8,229 sq ft already taken!

**DY5** DUDLEY'S BUSINESS &  
INNOVATION ENTERPRISE ZONE



Restaurants and Retail Facilities Nearby



**SUBSTANTIAL RENT  
DISCOUNT AND INCENTIVES**

## Location

Bridge House is located within The Waterfront, a substantial office campus, with good access to the M5 motorway.

The Waterfront provides an attractive business environment set around a substantially enhanced canal basin with extensive nearby facilities including restaurants, leisure and Merry Hill Shopping Centre.

## Description

Bridge House comprises a four storey modern office building on ground and three upper floors currently providing a mostly open plan working environment including meeting rooms with a high specification.

- Carpeted raised access flooring
- Central heating throughout
- Suspended ceilings with recessed lighting
- Two 8 person passenger lifts
- Male, female and disabled toilet facilities on each floor
- Allocated car parking spaces at a ratio of approximately 1/895 sq ft (1/83 sq m) In addition there is ample free car parking, with 24 hour security, within a communal car park during office hours on a first come first served basis.

## Rental

From £5 per sq ft with further incentives dependent on terms (subject to status)

## Lease Terms

The current lease agreement expires 2/4/21. Our clients are seeking to assign or sublet the accommodation, on flexible terms, as a whole or on a floor by floor basis. Longer leases available via separate negotiation.

## Service Charge/Rates

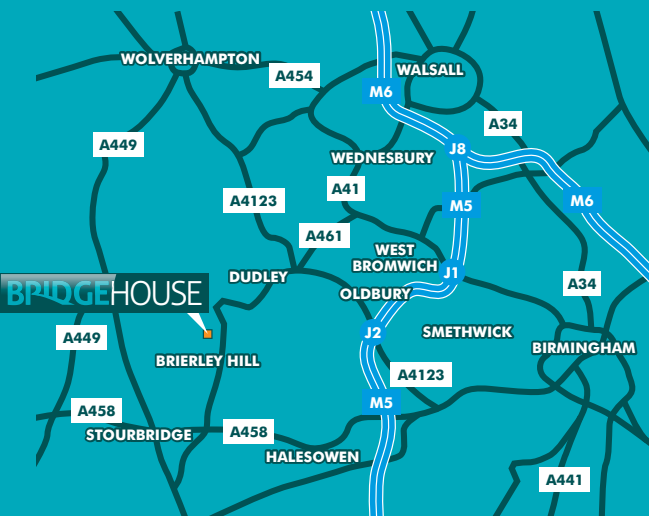
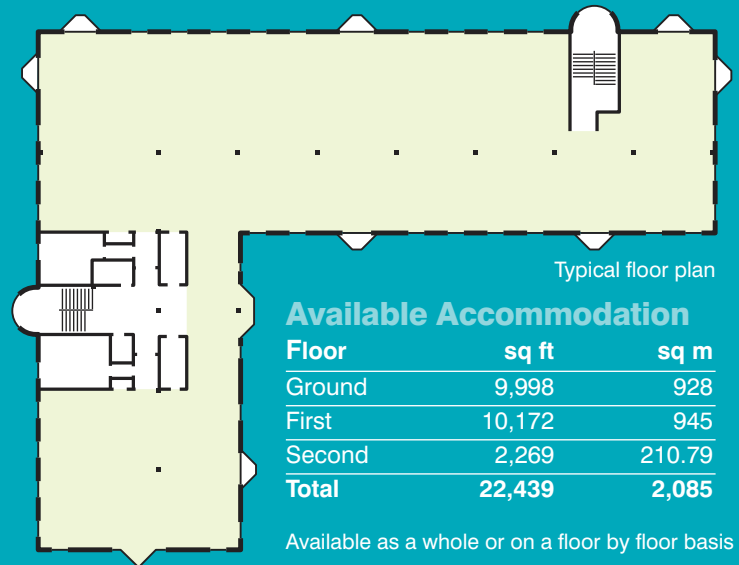
Tenant's responsibility.

## VAT

All figures quoted do not include VAT which may be payable at the current prevailing rate.

## EPC

EPC rating - C-71



**Viewing:** For further information or to view contact:

### Important Notice

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