



**UNIT 4 SHAW HOUSE, WYCHBURY COURT BUSINESS PARK,  
TWO WOODS LANE, BRIERLEY HILL, DY5 1TA**

**TO LET**  
OFFICE SUITE

**SIZE**  
751 SQ FT (NIA)

**TO LET**  
£10,500 PER ANNUM

Quality self-contained office suite

Ground and First Floor

Overlooking Merry Hill Shopping  
Centre

Excellent car parking facilities

## Location

The premises is located within the Wychbury Court office development. The suite overlooks Merry Hill Shopping Centre and is directly access via Two Woods Lane on to The Boulevard.

Wychbury Court itself is accessed off Two Woods lane via Mill Street.

## Description

Modern office suite within contemporary landscaped development benefitting from the following specification:

- Double Glazed UPVC Windows
- Security grills to ground floor windows
- Gas fired central heating
- Florescent strip lighting

## Accommodation

Total Approx. NIA 751 sq ft

## To Let

£10,500 per annum excl.

## Lease Terms

Available by way of an FRI lease with a term & rent review pattern to be agreed.

## Rating Assessment

Rateable Value: £6,100

U.B.R.: 51.2p in the £ (2023/2024)

\*The property may qualify for small business rates relief.

\*Eligible small business will pay no business rates where they occupy premises having a rateable value of less than £12,000.

Details obtained online at [www.gov.uk](http://www.gov.uk). This information should be verified by the new occupier together with their eligibility for transitional arrangements and small business rates relief scheme.

## V.A.T.

The property is registered for VAT purposes.

## Service Charge

There is a service charge levied for the upkeep and maintenance of the common areas. Details of this service charge are available from the agents upon request.

## Energy Performance Certificate

Please contact the agents for further details.

## Viewing

Strictly via the sole agents:

Michael Johnson & Co.

Tom Johnson

01384 395 323

07794 784 370

[tom@michaeljohnsonandco.com](mailto:tom@michaeljohnsonandco.com)



