

# OFFICE SPACE - TO LET

RUSSELL HOUSE

THE INHEDGE

DUDLEY, DY1 1RR

**\*REFURBISHMENT COMPLETE\***

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This purpose-built office premises provides three floors of predominantly open plan office suites.

Floors are available individually or combined.

Russell House occupies an elevated site overlooking The Inhedge. The property has allocated parking spaces at rear accessible from a shared access with Alexander & Inhedge House from Wolverhampton Street via Gads Lane.

The area has established occupiers such as the Magistrates Court and The Job Centre. Nearby facilities include the Town Centre, cafes, shops, bars, railway station and bus station.

Service charge, utilities, insurance, maintenance, VAT and Business Rates are payable in addition (please contact Agent for further assistance).

## Key information:

Russell House is 3,691 sq ft (343 sq m) available at £42,500 pax for the whole building.

Subdivided is comprised:

Ground Floor 1,271 sq ft (118 sq m)\* £16,000 pax \*UNDER OFFER\*

First Floor 1,281 sq ft (119 sq m)\* £15,500 pax

Second Floor 1,139 sq ft (106 sq m)\* £12,500 pax \*LET\*

\*All subject to remeasurement post refurbishment\*

For further information or to arrange an inspection, please contact Anthony Wiggins on 01952 603303.

Subject to Contract / Details 11/23

WIGGINS LOCKETT THOMPSON LTD

73 High Street, Madeley

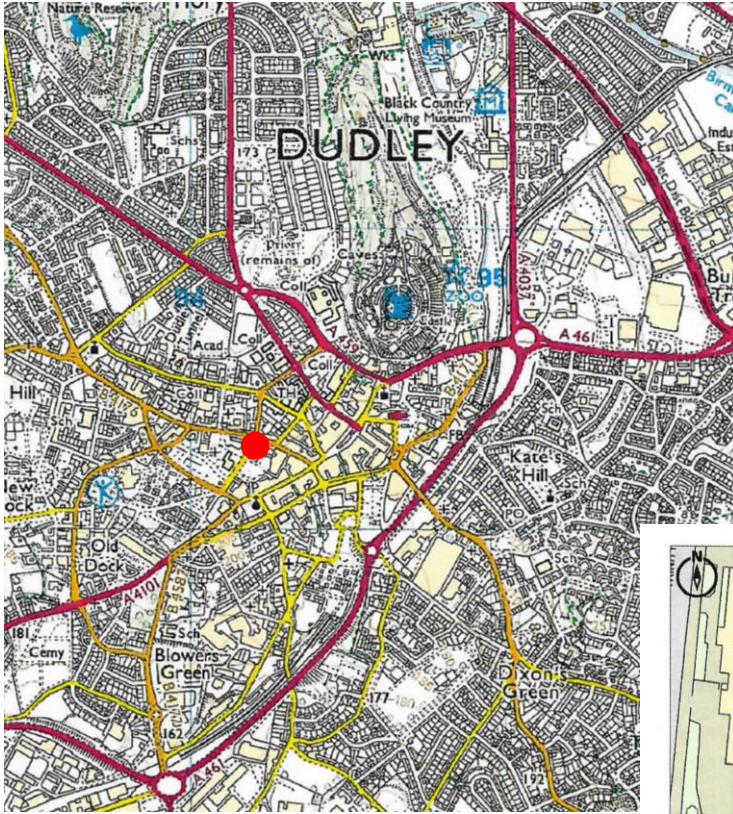
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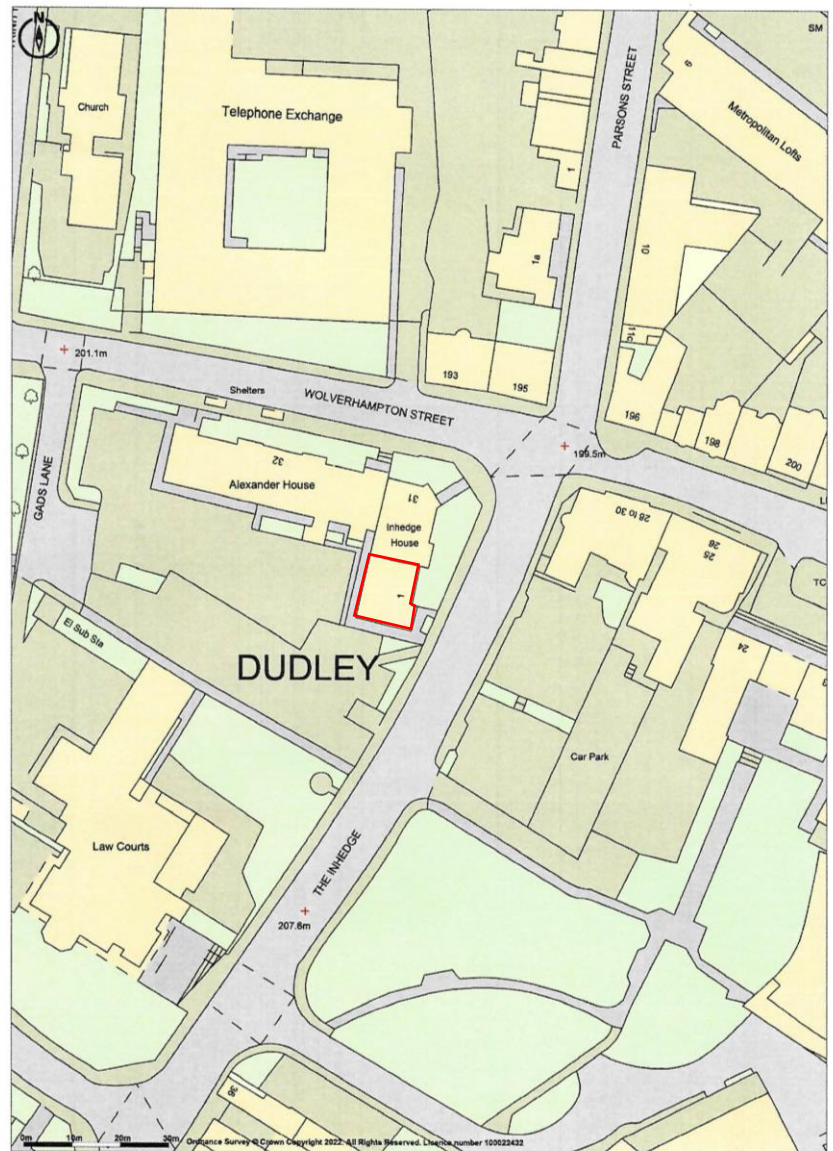
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Plans for identification purposes only.

DO NOT SCALE



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