

castle gate house



FOR SALE/TO LET

FROM 800 - 5,844 SQ FT OF FLEXIBLE WORK SPACE TO INSPIRE, GROW AND SUCCEED.

KEY FEATURES

- Individual self-contained units
- High level security inc. CCTV
- Strong corporate identity
- Established location for business
- Well managed landscaped environment
- Capital allowances

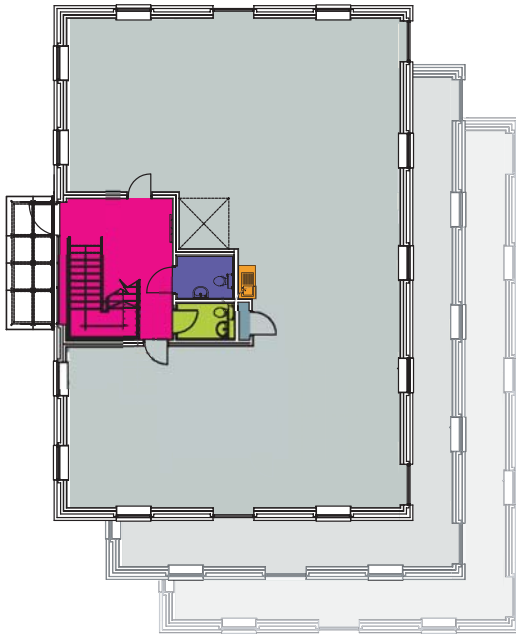
SPECIFICATION

- Comfort cooling
- Fitted carpets
- 150 mm raised floor
- Suspended acoustic tiled ceiling
- Category 2 lighting
- Provision of 8 person passenger lift
- Provision for shower
- 1:221 sq ft parking ratio

TENURE

Castle Gate House is available to let on new leases. Alternatively, consideration will be given to the sale of virtual freeholds, offering a unique opportunity to owner-occupiers or 'buy-to-let' investors looking to purchase.

Floor Space / Site Plan



- WC
- Disabled WC
- Shower - Tenant option
- Circulation
- Tea Point
- Duct Riser



Amenities

- 98 bed Hotel and Conference Centre
- Leisure Complex + Health & Fitness Centre
- Family Public House
- Variety of restaurants
- Showcase Cinema Complex
- Bowlplex Bowling Centre

Access

- Extensive Public Transport network, featuring 60 buses per hour with stops near the entrance on Tipton Road and Birmingham Rd

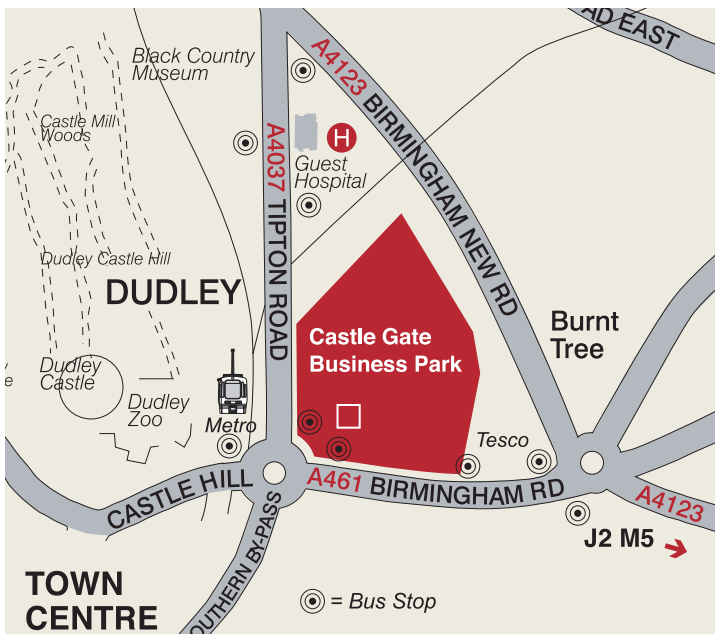
Distances

- M5 Junction 2 = 3 miles
- B'ham Int Airport = 25 miles
- Dudley Port Railway Station = 2.5 miles

Please note all distances are approximate.

Location

Sat Nav Ref: DY1 4RD



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