Michael Johnson & Co.

COMMERCIAL PROPERTY CONSULTANTS

01384 395 323



1st Floor, Cranham House, Amblecote, DY8 4BU

TO LET

MODERN OFFICE SUITE

SIZE

1,942 SQ FT (180 SQ M)

TO LET

£21,500 PER ANNUM

Contemporary refurbished office suite

Allocated parking

Prominent building fronting High Street Amblecote

Flexible Terms Available

Location

Cranham House is prominently located on High Street, Amblecote.
Merry Hill shopping centre and Stourbridge Town Centre are a short drive from the property. Stourbridge is connected to the national railway network and direct trains to Birmingham & London are available from Stourbridge Junction.

Description

Cranham House is a three-storey office building in the centre of Amblecote.

The refurbished office suite is situated on the 1st floor and benefits from double glazing, gas central heating and kitchenette facilities.

Male & female toilets are shared with the other occupiers on the floor.

The suite benefits from 10 on site allocated car parking spaces which are accessible from High Street.

Accommodation

NIA Approx: 1,942 sq ft (180 sq m)

To Let

£21,500 per annum excl.

Lease Terms

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

Flexible & short-term leases available.

Rating Assessment

Rateable Value:	£21,250
U.B.R.:	55.5p in the £ (2025/2026)

Service Charge

A service charge is payable for the upkeep & maintenance of the common areas.

V.A.T.

The property is registered for VAT purposes.

Energy Performance Certificate

EPC rating – E110.
Certificate available upon request.

Legal Costs

Each party shall be responsible for their own legal costs incurred in the letting.

Money Laundering

The money laundering regulation checks require identification checks are undertaken for all parties purchasing / leasing property. Before a business relationship can be formed we will request proof of identification for the purchasing / leasing entity.

Viewing

Contact – Michael Johnson and Co.

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