



## TO LET

**First and Second Floor Offices**

**Priory Hall, Priory Park, Dudley DY1 4EU**

---

Landmark period building in  
the heart of Priory Park,  
Dudley

---

A mixture of individual and  
open plan first and second  
floor office accommodation



## LOCATION

The offices are located off Priory Road, a short walk to Dudley Town Centre with excellent transport connections available and associated local amenities.

Access to Junction 2 of the M5 motorway is within approximately 4 miles. Junction 2 of the M5 gives access to the local motorway network and Birmingham City Centre which is approximately 9 miles to the east.

The surrounding area consists of a variety of commercial spaces, offices, residential as well as a variety of local amenities.

## DESCRIPTION

Priory Hall is a Grade II Listed gothic hall located within Priory Park.

The first and second floor accommodation comprises a mixture of individual and open plan offices with communal W/C and kitchen facilities.

The offices provide carpeted floors, plastered and painted walls and central heating. The offices benefit from good levels of natural light and views across Priory Park

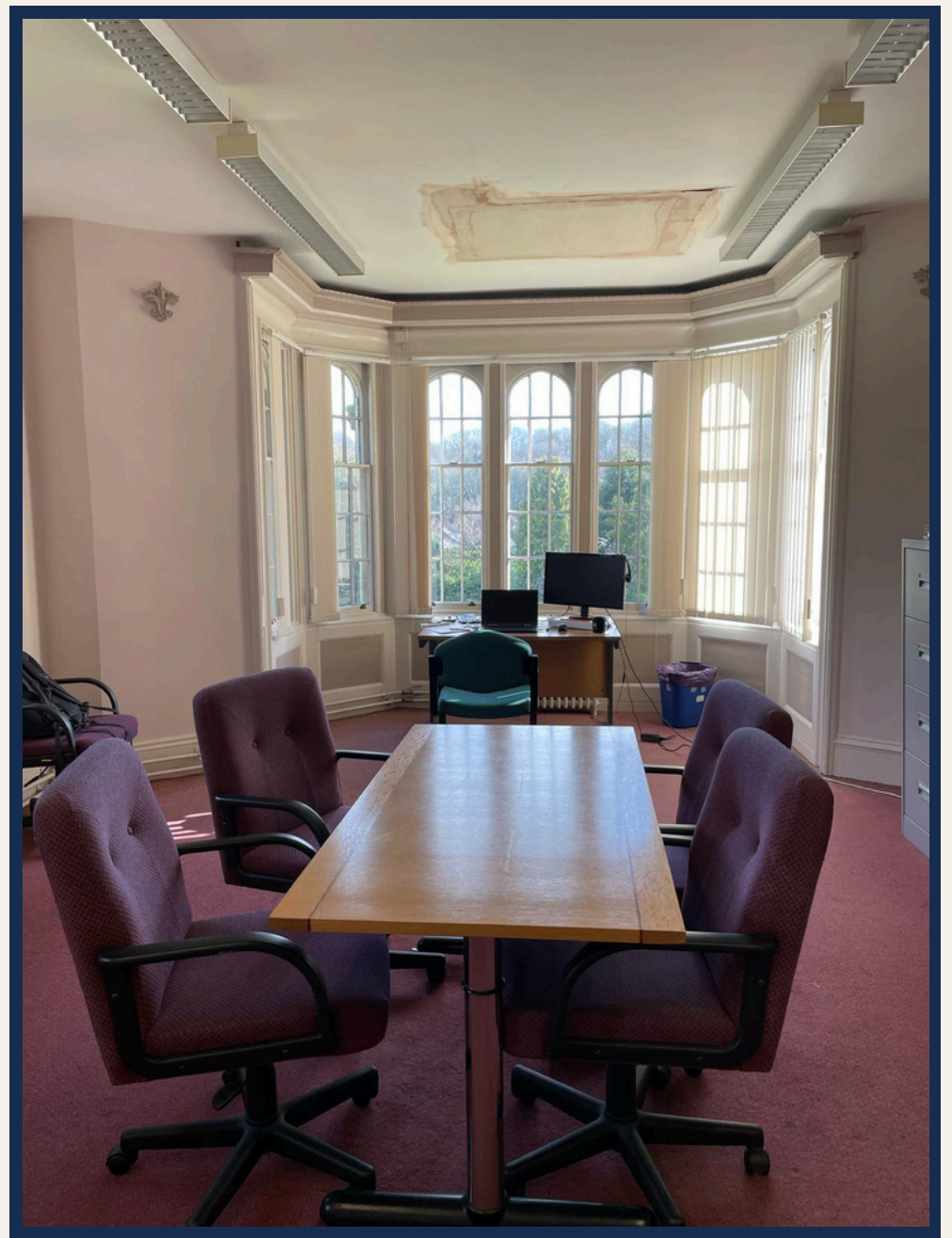
Externally Priory Hall benefits from extensive gardens with car parking to the rear.

## ACCOMMODATION

Individual offices available ranging from 10.6 m<sup>2</sup> (114ft<sup>2</sup>) to single floor plates providing up to 311.89 m<sup>2</sup> (3,357 ft<sup>2</sup>).

## TERMS

The property is available by way of a new internal repairing lease on terms to be agreed. Monthly charges will include service charge, utilities and insurance.



## FOR ALL ENQUIRIES PLEASE CONTACT:

### BEN HOLYHEAD

[BEN.HOLYHEAD@WATLING.COM](mailto:BEN.HOLYHEAD@WATLING.COM)

+44 (0)7880 137 654

#### DISCLAIMER

Watling Real Estate hereby gives notice that the information provided either for itself, for any joint agents or for the vendors lessors of this property whose agent Watling Real Estate is in this brochure is provided on the following conditions:

1. The particulars are set out as a general outline only, for the guidance of intending purchasers and/or lessees and do not constitute an offer or contract, or part of an offer or contract. 2. All descriptions, dimensions and references to this property's condition and any necessary permission for use and occupation, and any other relevant details, are given in good faith and are believed to be correct. However, any intending purchasers or tenants should not rely on them as statements or representations of fact but satisfy themselves of their correctness by inspection or otherwise. 3. No person in the employment of Watling Real Estate, or any joint agents, has any authority to make or give any representation or warranty whatsoever in relation to the property or properties in this brochure. 4. All prices quoted are exclusive of VAT. 5. Watling Real Estate shall have no liability whatsoever in relation to any documents contained within the brochure or any elements of the brochure which were prepared solely by third parties, and not by Watling Real Estate.

#### Anti-Money Laundering

To comply with our legal responsibilities for Anti-Money Laundering, it will be necessary for the successful bidder to provide information necessary to complete these checks before the deal is completed. Information required will include: • Corporate structure and ownership details. • Identification and verification of ultimate beneficial owners. • Satisfactory proof of the source of funds for the buyers / funders / lessee.

#### Copyright

Please be advised that any plans, drawings or other materials within the marketing information pack are protected by Copyright, Patent and Warranty laws. This information should be used only for consultation or illustrative purposes. No formal reliance should be placed on the information or further copies made without the prior permission of the copyright owner