

TO LET



FOLKES PROPERTIES 1697

OFFICE AVAILABLE TO LET

Cranham House - Suite 1

Cranham House, High Street Amblecote,
Stourbridge, DY8 4BU

Interested? Call us on: 01384 424242



To Let
685 sq.ft

- High speed WiFi
- Open plan
- Newly refurbished
- Private parking
- Office maintenance

Freshly refurbished office.
Great location.

Situated on **A491**

6 miles from **M5 J2**

7 miles from **M5 J3**

17 miles from **Birmingham Airport**

**Cranham House, High Street Amblecote,
Stourbridge, DY8 4BU**

Contemporary office suite.

Discover Cranham House, situated on the high street near the junction of Brettell Lane and Platts Road. Our newly refurbished three-story premises offer a prestigious workspace starting from 550 square feet.

Enjoy the convenience of Merry Hill and Stourbridge being within a short drive away. Local amenities such as Tesco Express, Pizza Hut and Lidl are all within 150 yards. Cranham House is the perfect blend of style and convenience, where every detail is crafted to support your business

Rental: Upon application, please contact Scott Wheatley
The property is offered to let on flexible lease terms.

Rateable value: £5,400

Legal Costs: Each party will be responsible for their own legal costs

Key features.

Superior specification situated on Amblecote high street. The building provides efficient and cost-effective office space benefiting from:

- New suspended ceilings
- New lighting
- New carpets throughout
- New double-glazed powder-coated aluminum window units
- Kitchenette
- Dedicated on-site car parking, equating to 1:171 sq ft



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Wolverhampton

Walsall

Dudley

Birmingham

Cranham House (Suite 1)

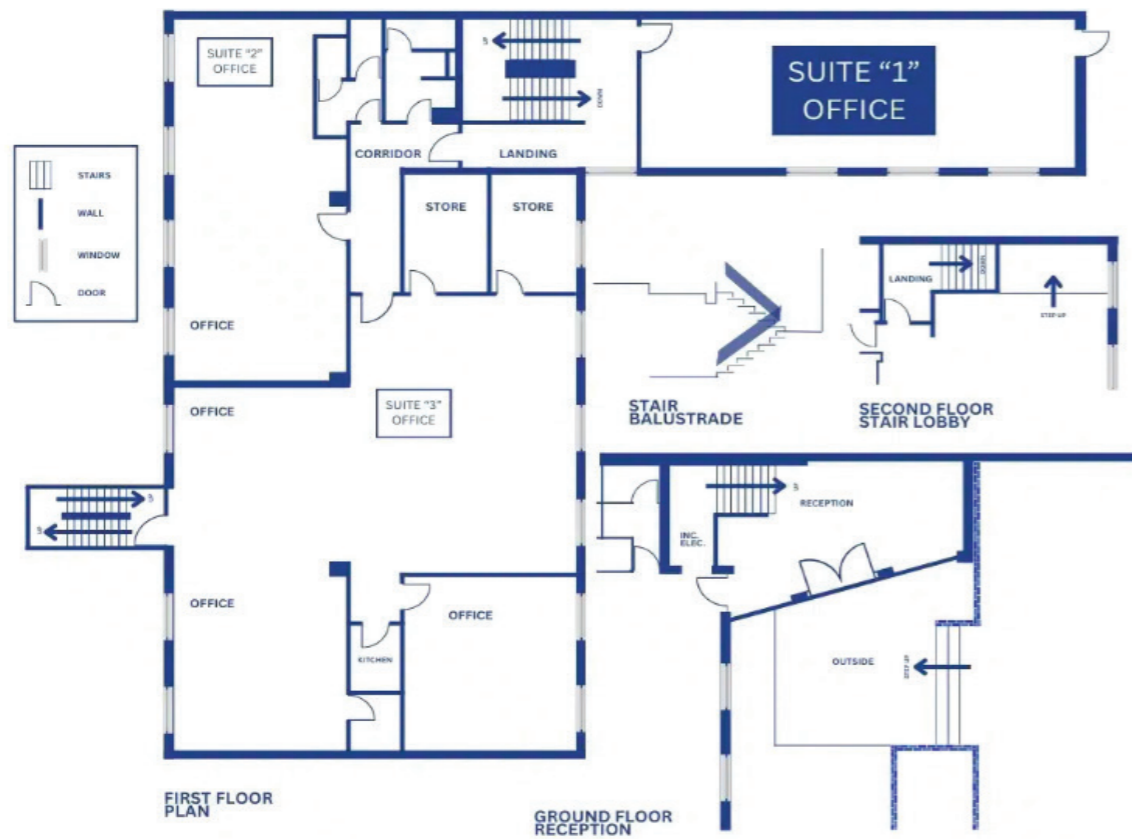
Transport connections.

The site offers excellent motorway access, being a short drive from national motorway networks and transport links.

Roads	Distance	Airports	Distance
M5 J2	6 miles	Birmingham	17 miles
M5 J3	7 miles	East Midlands	43 miles
M6 J8	11 miles		
Train Station		Local Area	
Stourbridge Town Station	1 mile	Lidl	133 yards
Stourbridge Junction Station	2 miles	Tesco Express	93 yards
		Merry Hill	2 miles

The office space.

This newly refurbished open plan office space provides spaciousness to meet functionality, providing the perfect environment for productivity and collaboration. Well equipped facilities include male, female, and disabled WC's as well as a fully functional kitchen. Your work environment just got a major upgrade.



Available office space.

The property comprises of the following gross available internal floor areas:

First Floor	Sq.ft	Sq.m
Suite 1	685	63

FOLKES PROPERTIES¹⁶⁹⁷
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