

TO LET



**3 PARSONS STREET
DUDLEY
WEST MIDLANDS
DY1 1JJ**

❖ **SELF CONTAINED PROFESSIONAL OFFICES**

LOCATION

The property is situated in the heart of the professional area of Dudley Town Centre, and within easy walking distance of the main Shopping Centre. Professional offices represented nearby include Accountants, Health Care Consultants, Training & Development Consultancy etc.

DESCRIPTION

The property comprises refurbished self contained Offices on ground, first and second floors, the building being of 3 storey terrace late Edwardian construction. The accommodation is ideally suited to professional or associated use.

25.1.17

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3 PARSONS STREET, DUDLEY/Continued.....

The gas fired central heated accommodation comprises:-

ON THE GROUND FLOOR

	<u>SQ.FT.</u>	<u>AREA</u> <u>SQ.M.</u>
<u>Entrance Lobby</u> with pedestrian access direct from Parsons Street and leading to: -		
<u>Office Room 1.</u> (front) with interconnecting access to:-		
<u>Office Room 2.</u> (rear)		
<u>Ground Floor Area</u>	429 Sq.Ft.	39.8 Sq.M.

Inner Hallway with access to Cellar housing gas meter.
Stairs lead to:-

FIRST FLOOR

<u>Office Room 3.</u> (front) with interconnecting access to:-		
<u>Office Room 4.</u> (rear)		
<u>First Floor Area</u>	514 Sq.Ft.	47.7 Sq.M.

Separate Hallway leads to:-

Toilet Facilities comprising separate ladies and gents, each with low level W.C. and wash hand basin. Small store room housing gas central heating boiler.

Stairs lead to:-

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3 PARSONS STREET, DUDLEY/Continued.....

SECOND FLOOR

Office Room 5. (front) with interconnecting access to:-

Office Room 6. (rear) 473 SQ.FT. 43.9 SQ.M.

NET INTERNAL FLOOR AREA 1416 SQ.FT. 131.5 SQ.M.

The property has the benefit of fully fitted carpets, fluorescent strip lighting, gas fired central heating. There is separate emergency access to the rear on the ground floor leading to the external car park.

OUTSIDE Car parking is available immediately adjacent to the rear of the property on separate Licence Agreement.

RATEABLE VALUE 2017 Rateable Value is £7,900.

TENURE

The property is offered on new Lease terms to be granted as a business tenancy within the provisions of the Landlord & Tenant Act 1954 (Part II) for a minimum term of 3 years on full repairing and insuring terms.

REFERENCES

The ingoing tenant will be required to supply names and addresses of 3 referees to include 1 Bank and 2 business/trade references, which will require approval from the Landlord prior to instructing Solicitors.

LEGAL COSTS

Each party to pay their own respective Legal Costs incurred.

FIXTURES & FITTINGS

All items in the nature of fixtures and fittings to include fitted carpets, fluorescent strip lighting, gas central heating boiler and radiators, fitted plumbing and sanitary equipment will be included within the lease, all other items being expressly excluded.

V. A. T

We are advised VAT applies to this transaction.

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3 PARSONS STREET, DUDLEY/Continued.....

ENERGY PERFORMANCE CERTIFICATE Available with these particulars.

RENT £9,500 per annum (exclusive).

VIEWING By strict appointment with the Sole Agents:

John Emms Commercial

Tel: 01384 257284

Email : john@johnemmscommercial.co.uk

Website :www.johnemmscommercial.co.uk

SUBJECT TO CONTRACT

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Energy Performance Certificate

Non-Domestic Building



3, Parsons Street
DUDLEY
DY1 1JJ

Certificate Reference Number:
0290-4978-0323-7580-2080

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information in the guidance document *Energy Performance Certificates for the construction, sale and let of non-dwellings* available on the Government's website at www.gov.uk/government/collections/energy-performance-certificates.

Energy Performance Asset Rating

More energy efficient

A+

Net zero CO₂ emissions

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

◀ 108

This is how energy efficient the building is.

Technical Information

Main heating fuel:	Natural Gas
Building environment:	Heating and Natural Ventilation
Total useful floor area (m ²):	199
Building complexity (NOS level):	3
Building emission rate (kgCO ₂ /m ² per year):	58.7
Primary energy use (kWh/m ² per year):	Not available

Benchmarks

Buildings similar to this one could have ratings as follows:

32 If newly built

93 If typical of the existing stock

Administrative Information

This is an Energy Performance Certificate as defined in the Energy Performance of Buildings Regulations 2012 as amended.

Assessment Software:	G-ISBEM v19.0 using calculation engine SBEM v5.2.g.3
Property Reference:	482782870000
Assessor Name:	David Thursfield
Assessor Number:	EES/008115
Accreditation Scheme:	Elmhurst Energy Systems
Employer/Trading Name:	NRG Matters Limited
Employer/Trading Address:	16 Lightwoods Hill, Smethwick, B67 5EA
Issue Date:	26 Jan 2017
Valid Until:	25 Jan 2027 (unless superseded by a later certificate)
Related Party Disclosure:	Not related to the owner.

Recommendations for improving the energy performance of the building are contained in the associated Recommendation Report - 0290-4978-0323-7580-2080.

About this document and the data in it

This document has been produced following an energy assessment undertaken by a qualified Energy Assessor, accredited by Elmhurst Energy Systems. You can obtain contact details of the Accreditation Scheme at www.elmhurstenergy.co.uk.

A copy of this certificate has been lodged on a national register as a requirement under the Energy Performance of Buildings Regulations 2012 as amended. It will be made available via the online search function at www.ndepcregister.com. The certificate (including the building address) and other data about the building collected during the energy assessment but not shown on the certificate, for instance heating system data, will be made publicly available at www.opendatacommunities.org.

This certificate and other data about the building may be shared with other bodies (including government departments and enforcement agencies) for research, statistical and enforcement purposes. For further information about how data about the property are used, please visit www.ndepcregister.com. To opt out of having information about your building made publicly available, please visit www.ndepcregister.com/optout.

There is more information in the guidance document *Energy Performance Certificates for the construction, sale and let of non-dwellings* available on the Government website at: www.gov.uk/government/collections/energy-performance-certificates. It explains the content and use of this document, advises on how to identify the authenticity of a certificate and how to make a complaint.

Opportunity to benefit from a Green Deal on this property

The Green Deal can help you cut your energy bills by making energy efficiency improvements at no upfront costs. Use the Green Deal to find trusted advisors who will come to your property, recommend measures that are right for you and help you access a range of accredited installers. Responsibility for repayments stays with the property – whoever pays the energy bills benefits so they are responsible for the payments.

To find out how you could use Green Deal finance to improve your property please call 0300 123 1234.