

# TO LET



**UNIT 7  
TRIDENT CENTRE  
HIGH STREET  
DUDLEY  
WEST MIDLANDS  
DY1 1QJ**

- ❖ **RETAIL UNIT**
- ❖ **POPULAR TOWN CENTRE LOCATION**
- ❖ **TRIDENT CENTRE CAR PARKING**
- ❖ **GREAT DEALS AVAILABLE**
- ❖ **FLEXIBLE TERMS**

## **LOCATION**

The Trident Centre is located in Dudley Town Centre having frontages to High Street and Wolverhampton Street. Trident Centre tenants include B & M Household Goods, Royal Bank of Scotland, Subway, etc. Nearby occupiers include The Best Connection and Yorkshire Bank etc.

Dudley is a major Town within the West Midlands conurbation and has a resident population of 312,925 (2011 census figures). The Town is located some 10 miles west of Birmingham City Centre, 7 miles south west of Walsall and 6 miles south of Wolverhampton City Centre.

Regulated by RICS

**JOHN  
EMMS**  
**COMMERCIAL**

**CHARTERED SURVEYORS TO COMMERCE AND INDUSTRY**



[www.johnemmscommercial.co.uk](http://www.johnemmscommercial.co.uk)  
Tel : 01384 257284

## **UNIT 7, TRIDENT CENTRE, HIGH STREET, DUDLEY/continued...**

### **DESCRIPTION**

The Trident Centre comprises a 1970's development of retail shopping units having good access from both High Street and Wolverhampton Street. On street car parking is available close by together with underground car parking in the Trident Centre leading directly to the "Forum" in the centre of the Mall. Shop Units also have the benefit of rear servicing.

### **Floor Area**

G/F	599 Sq.Ft.
F/F	286 Sq.Ft.
NIA	885 Sq.Ft. (82.2 Sq.M.)

**2017 RATEABLE VALUE** : £6,300

### **LEASE TERMS**

The available properties are offered on flexible terms plus a variable Service Charge.

### **REFERENCES**

Names and addresses of 3 referees to include one Bank and 2 business/trade references will be required from the prospective tenant. These will be forwarded to the Landlords for their approval prior to instructing Solicitors.

### **FIXTURES & FITTINGS**

All items in the nature of fixtures and fittings referred to in these particulars will be included within the individual lettings, all other items being expressly excluded.

### **SERVICES**

The Agent has not tested any plant, apparatus, equipment, fixtures, fittings or services and cannot verify that they are in working order or fit for purpose. The tenant is advised to obtain their own verification.

### **LEGAL COSTS**

Both parties to pay their own respective Legal Costs incurred in the transaction.

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**UNIT 7, TRIDENT CENTRE, HIGH STREET, DUDLEY/continued...**

**V.A.T.** We are advised that V.A.T. is applicable to this transaction.

**EPC** Attached

**VIEWING** Strictly by appointment with the Sole Agent :

**John Emms Commercial**

**Tel: 01384 257284**

**Website : [johnemmscommercial.co.uk](http://johnemmscommercial.co.uk)**

**Email : [john@johnemmscommercial.co.uk](mailto:john@johnemmscommercial.co.uk)**

**SUBJECT TO CONTRACT**

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# Energy Performance Certificate

## Non-Domestic Building



Unit 7 Trident Centre  
High Street  
DUDLEY  
DY1 1QJ

Certificate Reference Number:  
9655-3099-0623-0900-7095

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 on the Government's website [www.communities.gov.uk/epbd](http://www.communities.gov.uk/epbd).

### Energy Performance Asset Rating

More energy efficient

A+

Net zero CO<sub>2</sub> emissions

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

◀ 103 This is how energy efficient the building is.

Less energy efficient

### Technical information

Main heating fuel:	Grid Supplied Electricity
Building environment:	Heating and Natural Ventilation
Total useful floor area (m <sup>2</sup> ):	106
Building complexity (NOS level):	3
Building emission rate (kgCO <sub>2</sub> /m <sup>2</sup> ):	81.1

### Benchmarks

Buildings similar to this one could have ratings as follows:

29 If newly built

79 If typical of the existing stock

## Administrative information

This is an Energy Performance Certificate as defined in SI2007:991 as amended

**Assessment Software:** iSBEM v4.1.d using calculation engine SBEM v4.1.d.0

**Property Reference:** 653609950000

**Assessor Name:** Richard J. Weaver

**Assessor Number:** STRO000168

**Accreditation Scheme:** Stroma Accreditation

**Employer/Trading Name:** Enercert Ltd.

**Employer/Trading Address:** 10A College Green, WORCSTER. WR1 2LH

**Issue Date:** 20 Jan 2012

**Valid Until:** 19 Jan 2022 (unless superseded by a later certificate)

**Related Party Disclosure:** Not related to the owner

**Recommendations for improving the property are contained in Report Reference Number:** 0760-0942-5639-5999-0006

## If you have a complaint or wish to confirm that the certificate is genuine

Details of the assessor and the relevant accreditation scheme are on the certificate. You can get contact details of the accreditation scheme from the Government's website at [www.communities.gov.uk/epbd](http://www.communities.gov.uk/epbd), together with details of the procedures for confirming authenticity of a certificate and for making a complaint.



For advice on how to take action and to find out about technical and financial assistance schemes to help make buildings more energy efficient visit [www.carbontrust.co.uk](http://www.carbontrust.co.uk) or call us on **0800 085 2005**