

TO LET



**TRAFALGAR HOUSE
47-49 KING STREET
DUDLEY
WEST MIDLANDS
DY2 8PS**

- ❖ TOWN CENTRE OFFICES
- ❖ LANDMARK BUILDING
- ❖ CAR PARKING AVAILABLE
- ❖ LIFT ACCESS AND CONCIERGE
- ❖ EASY ACCESS TO SOUTHERN BY-PASS

LOCATION

Trafalgar House is located in King Street, Dudley, West Midlands, a short walking distance from the central retailing area and market place. Public transport links are also within easy walking distance.

Dudley is the administrative centre of the Metropolitan Borough and is located approximately 8 miles west of Birmingham City Centre and 6 miles south of Wolverhampton City Centre.

Regulated by RICS

**JOHN
EMMS**
COMMERCIAL

CHARTERED SURVEYORS TO COMMERCE AND INDUSTRY



www.johnemmscommercial.co.uk
Tel : 01384 257284

TRAFALGAR HOUSE, 47-49 KING STREET, DUDLEY, DY2 8PS.....Continued

ACCOMMODATION

<u>Ground Floor Offices (Rear)</u>	5495 Sq.Ft. (510.5 Sq.M.)	£6.00 per Sq.Ft.
<u>Suite 2, Lower Ground Floor</u>	1098 Sq.Ft. (102 Sq.M.)	£3.00 per Sq.Ft.
<u>Suite 3, Lower Ground Floor</u>	782 Sq.Ft. (72.6 Sq.M.)	£3.00 per Sq.Ft.
<u>Suite 4, Lower Ground Floor</u>	1092 Sq.Ft. (101.4 Sq.M.)	£3.00 per Sq.Ft.
<u>Suite 5, Lower Ground Floor</u>	1444 Sq.Ft. (134.1 Sq.M.)	£3.00 per Sq.Ft.
<u>Suite 6, Lower Ground Floor</u>	650 Sq.Ft. (60.3 Sq.M.)	£3.00 per Sq.Ft.
<u>Archive Storage</u>	1737 Sq.Ft. (161.3 Sq.M.)	£3.00 per Sq.Ft.
<u>Garage Area (3 car spaces)</u>	737 Sq.Ft. (68.4 Sq.M.)	£1.00 per Sq.Ft.

TENURE

The Office suites are available by way of an internal repairing and insuring lease in the Landlords standard form.

SERVICE CHARGE

A service charge is to be levied to cover costs of the common areas and is inclusive of heating.

LEGAL COSTS

Each party to pay their own Legal Costs incurred in the transaction.

V.A.T.

The property is subject to V.A.T.

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VIEWING

Strictly by prior 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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