

FOR SALE/TO LET



**UNIT 40
THORNLEIGH TRADING
ESTATE
OFF BLOWERS GREEN
DUDLEY
WEST MIDLANDS
DY2 8UB**

- ❖ OFFICES & STORAGE/WORKSHOP
- ❖ FREEHOLD VACANT POSSESSION PROPERTY
- ❖ CLOSE TO SOUTHERN BYPASS

LOCATION

Thornleigh Trading Estate is a well established popular Industrial Estate approximately 1 mile from Dudley Town Centre. The Estate either has access via the A.461 Southern Bypass (dual carriageway) or from the nearby Cinderbank island interchange giving direct access to the Southern Bypass, a short distance from the Estate.

DESCRIPTION

The property comprises a single storey building of part rendered brick construction with pitched felted roofs with security shutters to the front elevation, security grills, the building being alarmed.

23.3.2011



**JOHN
EMMS**

COMMERCIAL

CHARTERED SURVEYORS TO COMMERCE AND INDUSTRY



Regulated by
RICS

UNIT 40 THORNLEIGH T.E., OFF BLOWERS GREEN, DUDLEY Continued1.

ACCOMMODATION

Offices for Director, Secretarial and general administration.

Kitchen with tea making facilities.

Separate Ladies and Gents Toilets

Rear Portacabin Offices being linked to the main building via an internal corridor.

Main Workshop having concrete floor, part glazed brick walls, internal eaves height of 8'6". Manually operated roller shutter door to the front elevation and exposed timber roof trusses with boarded roof above.

5 Store Rooms (off)

Gross Internal Floor Area – 3,192 Sq.Ft. (296.4 Sq.M.)

EXTERNALLY

Yard to the rear of the property with access from the left hand side of the building – previously used for external storage of construction/building materials.

SERVICES

Mains drainage, water are available and connected to the property. Electricity is sub metered.

TENURE

The property is offered Freehold with vacant possession upon completion or

The property is offered on a new Business Lease to be agreed for a minimum term of 3 years, the Lease to be granted on full repairing and insuring terms.

RATING ASSESSMENT 2010 Rateable Value - £9,800.

LEGAL COSTS

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



CHARTERED SURVEYORS TO COMMERCE AND INDUSTRY



Regulated by
RICS

UNIT 40 THORNLEIGH T.E, OFF BLOWERS GREEN, DUDLEY Continued2.

REFERENCES

If the property is leased, names and addresses of 3 referees, to include 1 Bank and 2 Business/Trade references will be required from the ingoing applicant. Copies of replies received will be forwarded to the Landlord for approval prior to instructing Solicitors.

PURCHASE PRICE Offers around £110,000 (One Hundred & Ten Thousand Pounds).

RENTAL £9,000 per annum (exclusive of rates and other outgoings) FRI.

ENERGY PERFORMANCE CERTIFICATE Available from Agent.

V. A. T All prices, outgoings and other rentals referred to in these particulars are exclusive of but may be liable to VAT.

VIEWING

By strict appointment with the Sole Agents : **John Emms Commercial**

Tel: 01384 257284

Fax: 01384 252032

Website : www.johnemmscommercial.co.uk

SUBJECT TO CONTRACT



**JOHN
EMMS**

COMMERCIAL

CHARTERED SURVEYORS TO COMMERCE AND INDUSTRY



Regulated by
RICS

Energy Performance Certificate

Non-Domestic Building



Unit 40
Thornleigh Trading Estate
DUDLEY
DY2 8UB

Certificate Reference Number:
0550-0039-2739-4922-5002

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.

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

◀ 141

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 ²):	330
Building complexity (NOS level):	3
Building emission rate (kgCO ₂ /m ²):	73.82

Benchmarks

Buildings similar to this one could have ratings as follows:

50 If newly built

90 If typical of the existing stock

Administrative information

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

Assessment Software:	G-ISBEM Standard v16.0 using calculation engine SBEM v3.5.b.0
Property Reference:	543750920000
Assessor Name:	David Thursfield
Assessor Number:	EES/008115
Accreditation Scheme:	Elmhurst Energy Systems Ltd
Employer/Trading Name:	NRG Matters
Employer/Trading Address:	16 Lightwoods Hill, Bearwood, Smethwick, West Midlands, B67 5EA
Issue Date:	02 Mar 2011
Valid Until:	01 Mar 2021 (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: 0594-2022-3940-5700-5903

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, 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 or call us on **0800 085 2005**