

TO LET



**TRIDENT CENTRE OFFICES
WOLVERHAMPTON STREET
DUDLEY
WEST MIDLANDS
DY1 1QJ**

- ❖ **RENT FROM £6,000 PA (EX)**
- ❖ **TOWN CENTRE OFFICES**
- ❖ **CAR PARKING AVAILABLE**
- ❖ **LIFT ACCESS**

LOCATION

The Trident Centre Offices are located in Wolverhampton Street, Dudley, West Midlands with immediate access to the central retailing area and Market Place in Trident Centre. Nearby tenants include B & M Household Goods, Yorkshire Bank, Royal Bank of Scotland, Subway, 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
Tel : 01384 257284

TRIDENT CENTRE OFFICES, WOLVERHAMPTON STREET, DUDLEY/continued...

ACCOMMODATION

	<u>AREA</u> <u>SQ.FT.</u>	<u>SQ.M</u>
<u>1st Floor</u>	2,600	241.5
<u>2nd Floor</u>	2,600	241.5
<u>6th Floor</u>	1,601	148.7

CAR PARKING

Car Parking available by separate agreement

TENURE

The Offices are available by way of internal repairing and insuring lease in the Landlords standard form. Competitive and flexible lease packages available.

RENT By negotiation.

SERVICE CHARGE

A service charge is levied to cover costs of common areas and is inclusive of heating, currently £2.62p per Sq.Ft.

LEGAL COSTS

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

V.A.T.

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

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.

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EPC

Available via the Landlord.

VIEWING

Strictly by appointment with the Sole Agent :

John Emms Commercial

Tel: 01384 257284

Website : johnemmscommercial.co.uk

Email : john@johnemmscommercial.co.uk

SUBJECT TO CONTRACT

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Energy Performance Certificate

Non-Domestic Building



16, Wolverhampton Street
DUDLEY
DY1 1DB

Certificate Reference Number:
0150-0634-5949-0792-8002

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

Less energy efficient

◀ 104

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 (m²): 711
Building complexity (NOS level): 3
Building emission rate (kgCO₂/m²): 59.54

Benchmarks

Buildings similar to this one could have ratings as follows:

25 If newly built

67 If typical of the existing stock

Green Deal Information

The Green Deal will be available from later this year. To find out more about how the Green Deal can make your property cheaper to run, please call 0300 123 1234.

Administrative Information

This is an Energy Performance Certificate as defined in SI 2007:991 as amended.

Assessment Software:	G-ISBEM Standard v17.0 using calculation engine SBEM v4.1.e.5
Property Reference:	504986750000
Assessor Name:	David Thursfield
Assessor Number:	EES/008115
Accreditation Scheme:	Elmhurst Energy Systems
Employer/Trading Name:	NRG Matters
Employer/Trading Address:	16 Lightwoods Hill, Bearwood, Smethwick, West Midlands, B67 5EA
Issue Date:	20 Feb 2014
Valid Until:	19 Feb 2024 (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: 0890-9625-4740-1900-5403

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 Department'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.

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.