

# TO LET



**UNIT 14  
VAUXHALL STREET  
DUDLEY  
WEST MIDLANDS  
DY1 1TA**

- ❖ **INDUSTRIAL UNIT & OFFICES**
- ❖ **GROSS INTERNAL AREA 4,123 SQ.FT. (383 SQ.M.)**
- ❖ **NEW LEASE**

## **LOCATION**

The Unit is located in Vauxhall Street, Dudley, adjacent to MG Welding Plant Ltd, close to the Queens Cross area of Dudley. There is easy access to the A.461 Duncan Edwards Way (Dudley Southern Bypass). Wolverhampton City Centre is approximately 9 miles distant to the north and Birmingham City Centre approximately 10 miles distant to the east.

## **DESCRIPTION**

The property comprises an Industrial Unit plus Offices. The internal accommodation comprises.

Produced 9.9.16

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 14, VAUXHALL STREET, DUDLEY, WEST MIDLANDS, DY1 1TA**



**SQ.FT.**

**AREA**  
**SQ.M.**

**MAIN UNIT**

**2,289**

**212.6**

Having eaves height of 17'6, concrete floor, 2 inspection pits, pitched line roof, intermittent corrugated filon roof lights. Access via roller shutter door leading to yard and common drive access off Vauxhall Street.

**OFFICES**

**1,834**

**170.4**

Comprising various partitioned work areas and offices, lobby entrance, separate ladies and gents toilets, tea area. Offices are gas fired centrally heated with mineral flat felted roof.

**Gross Internal Area**

**4,123 Sq.Ft.**

**383 Sq.M.**

**LEASE TERMS**

The premises is offered by way of new lease for a term of 3 years under the provisions of the Landlord & Tenant Act 1954 (Part II) as amended, i.e. a business tenancy on full repairing and insuring terms.

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**LEGAL COSTS**

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

**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.

**REFERENCES**

The intending applicant will be required to supply 3 references to include one Bank reference and 2 Business or trade references. Personal guarantees may be required.

**V.A.T.**

We are advised VAT is applicable to this transaction.

**ENERGY  
PERFORMANCE  
CERTIFICATE**

EPC available.

**RATEABLE VALUE**

2017 Rateable Value is £11,250.

**RENT**

**£10,000.00 (Ten Thousand Pounds) per annum (exclusive)**

**SERVICES**

Mains drainage, water and electricity are available and connected to the Units. Offices gas centrally heated.

**VIEWING**

**By strict appointment only with the Sole Agents:**

**John Emms Commercial**

**Tel: 01384 257284**

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

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

**SUBJECT TO CONTRACT**

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# Energy Performance Certificate

Non-Domestic Building



Unit 14  
Vauxhall Street  
DUDLEY  
DY1 1TA

Certificate Reference Number:  
0210-4968-0336-6960-6080

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

◀ 82

This is how energy efficient the building is.

E 101-125

F 126-150

G Over 150

Less energy efficient

## Technical Information

Main heating fuel: Natural Gas  
Building environment: Heating and Natural Ventilation  
Total useful floor area (m<sup>2</sup>): 368  
Building complexity (NOS level): 3  
Building emission rate (kgCO<sub>2</sub>/m<sup>2</sup>): 65.81

## Benchmarks

Buildings similar to this one could have ratings as follows:

35

If newly built

103

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 v19.0 using calculation engine SBEM v5.2.g.3

**Property Reference:** 483686660000

**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:** 27 Sep 2016

**Valid Until:** 26 Sep 2026 (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: 9468-4061-0663-0600-9821**

## 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](http://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.