

# TO LET



**1st FLOOR OFFICES**  
**193 WOLVERHAMPTON ST**  
**DUDLEY**  
**WEST MIDLANDS**  
**DY1 1DU**

- ❖ **SELF CONTAINED PROFESSIONAL OFFICES**
- ❖ **NEW LEASE AVAILABLE**
- ❖ **RENT £125.00 PER WEEK (EX)**
- ❖ **DEDICATED CAR PARKING AVAILABLE**

## **LOCATION**

The property is a Grade II Listed Building located in Wolverhampton Street, adjacent to the Telephone Exchange, close to the junction of Wolverhampton Street with Parsons Street and The Inhedge – located a short walking distance from the Town Centre where many national and local traders are represented.

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.

## **DESCRIPTION**

The available Offices comprise self contained Offices on the 1<sup>st</sup> floor of the building, the property having communal access via hallway and stairs from front and rear elevations.

Regulated by RICS

**JOHN  
EMMS**  
*COMMERCIAL*

**CHARTERED SURVEYORS TO COMMERCE AND INDUSTRY**



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

**1st FLOOR OFFICES, 193 WOLVERHAMPTON STREET, DUDLEY/continued...**

The internal accommodation comprises :

<b><u>SELF CONTAINED OFFICES</u></b>	<b><u>AREA</u></b> <b><u>SQ.FT.</u></b>	<b><u>SQ.M.</u></b>
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**Entrance Hallway**

**Tea/Staff Area**

**Toilet** with 2 low level W.C.'s

**5 Separate Offices**

Comprising 3 offices to the front elevation and 2 to the rear including a main office with feature bay window. The property has timber sash windows, fluorescent strip lighting, gas central heating.

<b><u>NET INTERNAL AREA</u></b>	<b><u>982 Sq.Ft.</u></b>	<b><u>91.2 Sq.M.</u></b>
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There is communal toilet accommodation on the 1<sup>st</sup> Floor.

**CAR PARKING** 2 spaces are available at additional cost - administered by the Landlord.

**RATING** 2017 Rateable Value : £7,100.

**LEASE TERMS** The premises are available on new Business Tenancy terms to be agreed at a **commencing rental of £125.00 per week** (exclusive) plus Service Charge plus Insurance Premium.

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

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

**V.A.T.** We are advised VAT is not applicable to this transaction.

**EPC** Not required under Grade II Listed Building Regulations of English National Heritage.

**VIEWING** By strict 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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