

# TO LET



**6 & 7 PARSONS STREET  
DUDLEY  
WEST MIDLANDS  
DY1 1JJ**

❖ **SELF CONTAINED PROFESSIONAL OFFICES**

❖ **NEW LEASE AVAILABLE**

❖ **ON SITE CAR PARKING**

## **LOCATION**

The property is situated in the heart of the professional area of Dudley Town Centre, and within easy walking distance of the main Shopping Centre. Businesses represented nearby include Architects, Solicitors, and Accountants. Dudley MBC Council Offices are located in nearby St. James's Road.

## **DESCRIPTION**

The property comprises self contained Offices on ground and first floors, at the end of a terrace of similar professional Offices of brick construction with asbestos slate roofs. The accommodation is ideally suited to professional or associated use.

14.8.17

Regulated by RICS

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**ACCOMMODATION**

The Offices are gas fired centrally heated and fully carpeted throughout.

	<u>SQ.FT.</u>	<u>AREA</u> <u>SQ.M.</u>
<b><u>ON THE GROUND FLOOR</u></b>		
<b><u>Entrance Lobby</u></b> leads to: -		
<b><u>Reception Office</u></b>	172	16.0
Steps up lead to: -		
<b><u>Office 1. (front)</u></b>	136	12.6
<b><u>Office 2. (rear)</u></b>	159	14.8
<b><u>Office 3. (rear)</u></b>	105	9.8
<b><u>Tea Preparation Area</u></b>	40	3.7

**Separate Ladies & Gents Toilets**

Comprising low level W.C. and wash hand basin to each.

**Basement/Cellar Room**

Stairs to: -

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	<u>SQ.FT.</u>	<u>AREA</u>	<u>SQ.M.</u>
<b><u>FIRST FLOOR</u></b>			
Central landing leads to: -			
<b><u>Office 1. (front)</u></b>	104		9.6
<b><u>Office 2. (front)</u></b>	161		14.9
<b><u>Office 3. (rear)</u></b>	181		16.8
<b><u>Office 4. (rear)</u></b>	184		17.1
<b><u>Tea Preparation Area</u></b> Having stainless steel single drainer sink unit.	13		1.2
<b><u>Separate Ladies &amp; Gents Toilets</u></b> Each comprising low level W.C.			
<b><u>NET INTERNAL AREA</u></b>	<b><u>1255 SQ.FT.</u></b>		<b><u>116.5 SQ.M.</u></b>

**EXTERNALLY** Car parking is available immediately to the rear of the property on separate Licence Agreement.

**2017 RATEABLE VALUE** £7,700.

**TENURE**

The property is offered on new Lease terms for 3 years as a Business Tenancy under the provisions of the Landlord & Tenant Act 1954 (Part II) as amended.

**REPAIRS & DECORATIONS**

The property will be leased 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.

**REFERENCES**

Names and addresses of 3 referees to include 1 Bank and 2 business/trade references will be required from the prospective tenant. Landlord's approval will be sought prior to instructing Solicitors.

**FIXTURES & FITTINGS**

All items in the nature of fixtures and fittings referred to in these letting particulars will be included within the tenancy, all other items being expressly excluded.

**ENERGY PERFORMANCE CERTIFICATE** Attached.

**RENT**

£8,500.00 per annum (ex), rent is payable quarterly in advance on the usual quarter days.

**V. A. T** We are advised VAT does apply to this transaction.

**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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