

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 27.7.20

Regulated by RICS

**JOHN
EMMS**
COMMERCIAL

CHARTERED SURVEYORS TO COMMERCE AND INDUSTRY



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.

Gross Internal Area

4,123 Sq.Ft.

383 Sq.M.

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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.

LEGAL COSTS

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

SERVICES

Mains drainage, water and electricity are available and connected to the Units.

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.

EPC (ENERGY PERFORMANCE CERTIFICATE)

EPC available.

RATEABLE VALUE

2017 Rateable Value is £11,250.

RENT

£12,000.00 (Twelve Thousand Pounds) per annum (exclusive)

VIEWING

By strict appointment only 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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