

TO LET



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

- ❖ **SELF CONTAINED PROFESSIONAL OFFICES**
- ❖ **NEW LEASE AVAILABLE – MAY 2021**
- ❖ **RENT £4,000.00 PER ANNUM (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 lower ground floor of the building, the property having communal access via hallway and stairs from front and rear elevations.

Regulated by RICS

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EMMS**
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Tel : 01384 257284

LOWER GROUND FLOOR OFFICES, 193 WOLVERHAMPTON ST DUDLEY/continued..

The internal accommodation comprises :

	<u>AREA</u>	
	<u>SQ.FT.</u>	<u>SQ.M.</u>
Access via lower ground floor corridor to 3 offices plus store room. The property has fluorescent strip lighting and gas central heating.		
<u>NET INTERNAL AREA</u>	<u>754 Sq.Ft.</u>	<u>70 Sq.M.</u>

There are communal toilets on the lower ground floor.

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

RATING 2017 Rateable Value: £3,850.00

LEASE TERMS The premises are available on new Business Tenancy terms to be agreed at a **commencing rent of £4,000.00 per annum** (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.

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.

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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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