

TO LET (MAY SELL)



REGENT HOUSE
87-88 KING STREET
DUDLEY
WEST MIDLANDS
DY2 8PR

- ❖ TOWN CENTRE OFFICES
- ❖ LANDMARK BUILDING
- ❖ CAR PARKING AVAILABLE
- ❖ EASY ACCESS TO DUNCAN EDWARDS WAY
- ❖ ALTERNATIVE RESIDENTIAL DEVELOPMENT POTENTIAL – SUBJECT TO PLANNING

LOCATION

Regent House is located in King Street, Dudley, West Midlands, a short walking distance from the central retailing area and Market Place. Public transport links are also within easy walking distance.

Dudley is the administrative centre of the Metropolitan Borough and is located approximately 8 miles west of Birmingham City Centre and 9 miles south of Wolverhampton City Centre.

Regulated by RICS

**JOHN
EMMS**
COMMERCIAL

CHARTERED SURVEYORS TO COMMERCE AND INDUSTRY



www.johnemmscommercial.co.uk
Tel : 01384 257284

REGENT HOUSE, 87-88 KING STREET, DUDLEY, DY2 8PR.....Continued

ACCOMMODATION

The property comprises a self contained office building with passenger lifts to all floors, suspended floors, suspended ceilings, cat II lighting, gas fired central heating, central core with ladies and gents toilet facilities, lift access and stairs.

	<u>SQ.FT</u>	<u>SQ.M.</u>
<u>GROUND FLOOR</u>	2,781	258.4
<u>FIRST FLOOR</u>	2,765	256.9
<u>SECOND FLOOR</u>	2,773	257.6
<u>THIRD FLOOR</u>	<u>2,926</u>	<u>271.8</u>
	11,245	1,044.7
<u>BASEMENT</u>	<u>1,577</u>	<u>146.5</u>
<u>NET INTERNAL AREA</u>	<u>12,822 Sq.Ft.</u>	<u>1,191.2 Sq.M.</u>

EXTERNALLY Tarmacadamed car park for 20 spaces.

2023 RATEABLE VALUE £53,000.

TERMS

The property is available on a new lease as a whole on full repairing and insuring terms, to be granted within the provisions of the Landlord & Tenant Act 1954 (Part II) as amended for a term to be agreed. Minimum 5 year term or multiples required.

Consideration may also be given to leasing individual floors. OR

The property may be **SOLD FREEHOLD** with vacant possession.

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RENT TERMS

£77,500.00 per annum (exclusive of rates and other outgoings) for initial rent of the property until first rent review.

PURCHASE PRICE Price on application.

V.A.T. V.A.T. is applicable to this transaction.

VIEWING Strictly by prior appointment with the Joint Agents :

John Emms Commercial

Tel: 01384 257284

Email: john@johnemmscommercial.co.uk

Website: www.johnemmscommercial.co.uk

OR Fisher German

Tel: 0121 561 7888

SUBJECT TO CONTRACT

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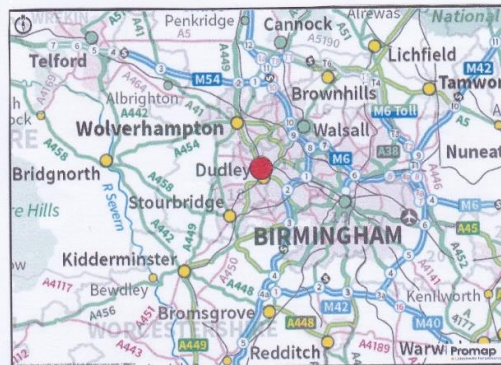
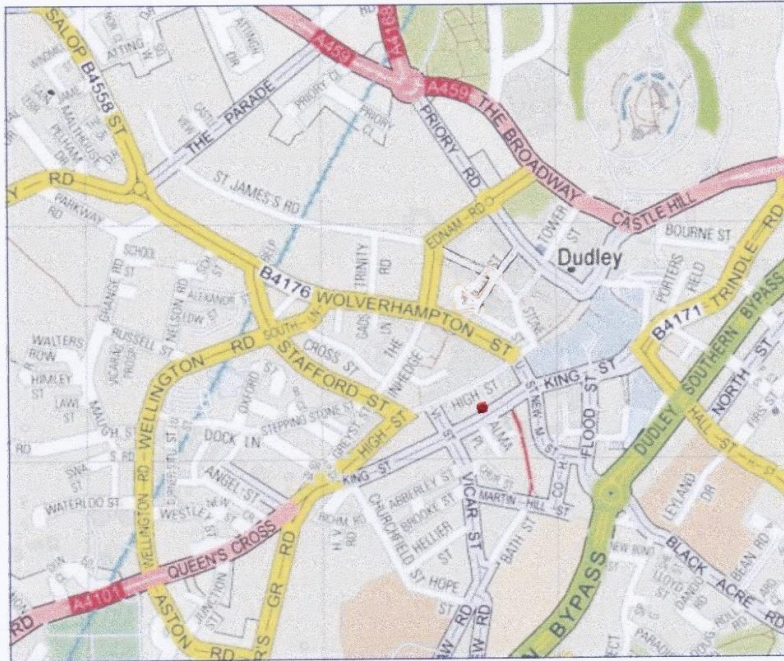
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