

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 May 2023

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 lined roof, intermittent corrugated filon roof lights. LED lighting. Access via roller shutter door leading to secure 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. Gas fired central heating boiler and radiators.

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 minimum 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, electricity and gas are available and connected to the property.

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.

RATEABLE VALUE

2023 Rateable Value is £19,250.

RENT

Year 1.	£12,000.00 per annum (exclusive)
Year 2.	£14,250.00 per annum (exclusive)
Year 3.	£16,500.00 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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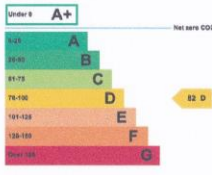


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Energy performance certificate (EPC)							
Unit 14 Vauxhall Street DUDLEY DY1 1TA	<table border="1"><tr><td>Energy rating</td><td>D</td></tr><tr><td>Valid until</td><td>25 September 2026</td></tr><tr><td>Certificate number</td><td>0210-4968-0336-6960-6090</td></tr></table>	Energy rating	D	Valid until	25 September 2026	Certificate number	0210-4968-0336-6960-6090
Energy rating	D						
Valid until	25 September 2026						
Certificate number	0210-4968-0336-6960-6090						
Property type	B2 to B7 General Industrial and Special Industrial Groups						
Total floor area	368 square metres						
Rules on letting this property							
Properties can be let if they have an energy rating from A+ to E.							
Energy efficiency rating for this property							
This property's current energy rating is D.							
							
How this property compares to others							
Properties are also given a score. The larger the number, the more carbon dioxide (CO2) your property is likely to emit.							
Properties similar to this one could have ratings:							
If newly built 							
If typical of the existing stock 							
Breakdown of this property's energy performance							
Main heating fuel	Natural Gas						
Building environment	Heating and Natural Ventilation						
Assessment level	3						
Building emission rate (kgCO2/m2 per year)	65.81						
Recommendation report							
Guidance on improving the energy performance of this property can be found in the recommendation report (energy-certificate/0468-4061-0663-0690-6921).							
Who to contact about this certificate							
Contacting the assessor							
If you're unhappy about your property's energy assessment or certificate, you can complain to the assessor who created it.							
Assessor's name	David Thursfield						
Telephone	0121 4295188						
Email	david@nrgmatters.co.uk						
Contacting the accreditation scheme							
If you're still unhappy after contacting the assessor, you should contact the assessor's accreditation scheme.							
Accreditation scheme	Elmhurst Energy Systems Ltd						
Assessor's ID	EES/008115						
Telephone	01455 883 250						
Email	enquiries@elmhurstenergy.co.uk						
About this assessment							
Employer	NRG Matters Limited						
Employer address	16 Lightwoods Hill, Smethwick, B67 5EA						
Assessor's declaration	The assessor is not related to the owner of the property.						
Date of assessment	21 September 2016						
Date of certificate	27 September 2016						

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