

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 22.1.25

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 £19,500.

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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Energy performance certificate (EPC)

Unit 14 Vauxhall Street DUDLEY DY1 1TA	Energy rating D	Valid until: 26 September 2025 Certificate number: 0210-4958-0335-6950-6080
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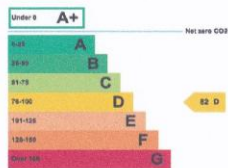
Property type	B2 to B7 General Industrial and Special Industrial Groups
Total floor area	368 square metres

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.



Properties are given a rating from A+ (most efficient) to G (least efficient).

Properties are also given a score. The larger the number, the more carbon dioxide (CO2) your property is likely to emit.

How this property compares to others

Properties similar to this one could have ratings:

If newly built **35 B**

If typical of the existing stock **103 E**

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-cert/care/3468-4061-0653-0600-9821](#)).

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@nrqmatters.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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