



84 Sedgley Road, Dudley, DY1 4NG

TO LET

OFFICES

Size
612 sq ft (57 sq m)

Rent
£7,500

First Floor Offices

Location

The premises are located on Sedgley Road, just off the A4123 Birmingham New Road, approximately 1.5m north of Dudley town centre and 4 miles south of Wolverhampton City Centre.

Description

The property comprises a self contained first floor office suite with two large offices, kitchen and W.C. facilities. The offices are fitted out to a good standard with suspended ceiling, recessed LED lighting, double glazing, perimeter trunking, and gas central heating. Externally the offices benefit from 4 parking spaces in an enclosed car park with electric gates.

Accommodation

Office 1 28.89sq.m 310sq.ft

Office 2 20.29sq.m 218sq.ft

Kitchen 7.88sq.m 84sq.ft

Total 57.06sqm 612sq.ft

Rent

£7,500 per annum exclusive

Electricity is by way of a sub meter and heating is charged on a pro rata basis.

Lease

A new lease on terms to be agreed on an internal repairing and insuring basis.

Rates

To be assessed.

VAT

VAT will be charged where appropriate.

EPC

EPC = C - 59

Viewing

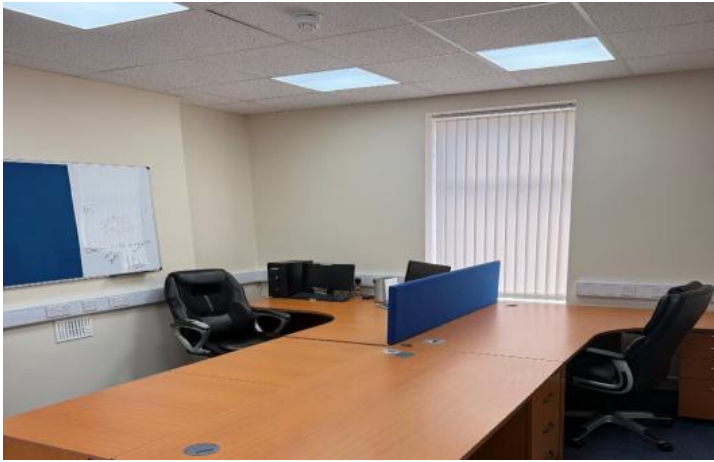
By arrangement through:

Michael Tromans & Co 01902 425646

Subject to Contract

JS/SC May26

Additional Images



First Floor Total: 67.04M²

