



8b, Dudley Street, Sedgley, DY3 1SB

£10,000 Per Annum

- Light and versatile first-floor office suite
- Flexible open-plan space with additional rooms off
 - Convenient position within Sedgley town centre
 - Storage, kitchen and WC facilities included
- May suit alternative uses subject to planning consent
 - 2 dedicated parking spaces
 - Available To Let

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TO LET – A light, spacious and versatile first-floor office suite offering flexible open-plan accommodation together with storage, kitchen, and separate male and female WC facilities. Currently configured for office use, the property may also suit a variety of alternative business uses, subject to any necessary consents, including studio or light workshop accommodation. The premises occupy a convenient central position within Sedgley town centre. EPC = C (70).

Benefiting from high levels of passing footfall generated by the surrounding amenities and its prominent position on Dudley Street, the property occupies a highly accessible location. Excellent public transport links provide easy access to nearby centres including Dudley, Wolverhampton and Birmingham, while convenient road connections are available via the A459, Black Country Route, and the M5 and M6 motorways.

The property benefits from both front and rear ground floor entrances. The front entrance opens onto Dudley Street, whilst the rear entrance provides access to a shared car park serving properties 8, 8A and 8B. A roller shutter secures the front entrance. Utility meters are located within a cupboard adjacent to the front door, with additional understairs storage available at ground floor level.

Accommodation

Ground Floor:

Through entrance hall with access to Dudley Street from the front and the car park to the rear.

Staircase leads to the first-floor landing and the office accommodation comprising:

Main open-plan office area: 7.84m (max) x 7.89m (max) plus 2.2m x 1.06m

Front office: 3.94m x 2.81m

Middle office: 2.73m x 2.81m with adjoining store: 0.98m x 2.81m

Rear office 1: 4.37m x 3.50m

Rear office 2: 3.51m x 3.51m

Kitchen: 1.66m (max) x 3.46m with base units, stainless steel sink unit and wall-mounted gas-fired boiler

Male W.C.: with toilet and wash hand basin

Female W.C.: with toilet and wash hand basin

Net Internal Floor Area = 111.9sqm 1204sqft or thereabouts

Outside:

Rear Car Park

With two allocated spaces

RATING ASSESSMENT

Rateable value of £8,400 effective from 1st April 2026.

LEGAL COSTS

Each party will be responsible for their own legal costs.

SERVICES AND APPLIANCES

Mains gas, electricity, water and drainage are connected. The accommodation benefits from panel radiators throughout served by a gas-fired central heating system. The agents have not tested any apparatus, equipment, fixtures, fittings or services and therefore cannot verify that they are in working order or fit for purpose. Prospective tenants are advised to obtain verification from their solicitor or surveyor.

LEASE

The lease will be granted for a minimum term of three years.

Rent in year 1: £10,000 per annum, rent in year 2: £11,000 per annum, rent in year 3: £12,000 per annum.

VAT

All figures quoted are exclusive of VAT if applicable.

REPAIRING LIABILITY

The tenant will be responsible for internal repairs and internal and external decoration.

INSURANCE

The landlord will insure the building and the tenant will reimburse the premium on a pro rata basis on demand.

RENT DEPOSIT

The ingoing tenant will be required to pay a rent deposit of £2000 to be held in a non-interest-bearing account for the duration of the lease.

VIEWING

Strictly by prior appointment via Scriven & Co on 0121 422 4011 (option 3, commercial).

IMPORTANT NOTE

If you are considering entering into a lease for commercial premises, we draw your attention to the Code for Leasing Business Premises (First Edition, February 2020): https://www.rics.org/globalassets/code-for-leasing_ps-version_feb-2020.pdf

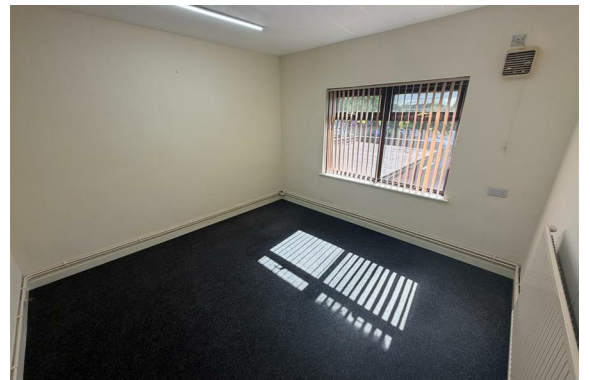
This document and its supplementary guide set out the basis on which lease negotiations should be conducted. It is recommended that you obtain independent professional advice in relation to the Code and the proposed lease terms before proceeding.

ANTI-MONEY LAUNDERING REGULATIONS

In order to comply with Anti-Money Laundering Regulations, any prospective tenant will be required to provide:

1. Satisfactory photographic identification
2. Proof of address/residency

Where physical copies are not available, Scriven & Co reserves the right to obtain electronic verification of identity. Satisfactory bank and trade references will also be required. be required.



Important notices

Nothing concerning the type of construction or the condition of the structure is to be implied from the photograph (or artists impression) of the property. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. Certain items may however be available by separate negotiation. The measurements supplied are for general guidance, and as such must be considered as incorrect. A buyer is advised to re-check the measurements themselves before committing themselves to any expense. The Agent has not tested any apparatus, equipment, fixtures, fittings or services, and so does not verify they are in working order, fit for their purpose, or within ownership of the sellers, therefore the buyer must assume the information given is incorrect. Neither has the Agent checked the legal documentation to verify legal status of the property or validity of any guarantee. A buyer must assume the information is incorrect, until it has been verified by their own solicitors. The sales particulars may change in the course of time, and any interested party is advised to make final inspection of the property prior to exchange of contracts. A buyer must check the availability of any property and make an appointment to view before embarking on any journey to see a property. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor.

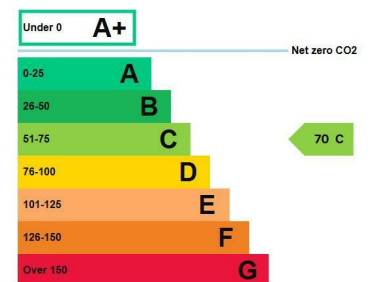
Any reference to alterations to, or use of any part of the property, is not a statement that any necessary planning, building regulation or other consent has been obtained. A buyer must assume the information is incorrect until it has been verified by their own solicitors.

VAT: All figures quoted are exclusive of VAT where applicable. **Rating Assessments :** Where provided the Agent has made a verbal enquiry with the Local Authority and this information should be verified by interested parties making their own enquiries. (REV03:02/26).



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Property Reference: 18784147