

# TO LET



**3 PARSONS STREET  
DUDLEY  
WEST MIDLANDS  
DY1 1JJ**

❖ **SELF CONTAINED PROFESSIONAL OFFICES**

## **LOCATION**

The property is situated in the heart of the professional area of Dudley Town Centre, and within easy walking distance of the main Shopping Centre. Professional offices represented nearby include Accountants, Health Care Consultants, Training & Development Consultancy etc.

## **DESCRIPTION**

The property comprises refurbished self contained Offices on ground, first and second floors, the building being of 3 storey terrace late Edwardian construction. The accommodation is ideally suited to professional or associated use.

1.10.25

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### **3 PARSONS STREET, DUDLEY/Continued.....**

The gas fired central heated accommodation comprises:-

#### **ON THE GROUND FLOOR**

	<u>SQ.FT.</u>	<u>AREA</u> <u>SQ.M.</u>
<b><u>Entrance Lobby</u></b> with pedestrian access direct from Parsons Street and leading to: -		
<b><u>Office Room 1.</u></b> (front) with interconnecting access to:-		
<b><u>Office Room 2.</u></b> (rear)		
<b><u>Ground Floor Area</u></b>	<b>429 Sq.Ft.</b>	<b>39.8 Sq.M.</b>

Inner Hallway with access to Cellar housing gas meter. Stairs lead to:-

#### **FIRST FLOOR**

**Office Room 3.** (front) with interconnecting access to:-

**Office Room 4.** (rear)

<b><u>First Floor Area</u></b>	<b>514 Sq.Ft.</b>	<b>47.7 Sq.M.</b>
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Separate Hallway leads to:-

**Toilet Facilities** comprising separate ladies and gents, each with low level W.C. and wash hand basin. Small store room housing gas central heating boiler.

Stairs lead to:-

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	<u>AREA</u>	
	<u>SQ.FT.</u>	<u>SQ.M.</u>
<b><u>SECOND FLOOR</u></b>		
<b><u>Office Room 5.</u></b> (front) with interconnecting access to:-		
<b><u>Office Room 6.</u></b> (rear)	<u>473 SQ.FT.</u>	<u>43.9 SQ.M.</u>
<b><u>NET INTERNAL FLOOR AREA</u></b>	<u>1416 SQ.FT.</u>	<u>131.5 SQ.M.</u>

The property has the benefit of fully fitted carpets, fluorescent strip lighting, gas fired central heating. There is separate emergency access to the rear on the ground floor leading to the external car park.

**OUTSIDE** Car parking is available immediately adjacent to the rear of the property on separate Licence Agreement.

**RATEABLE VALUE** 2023 Rateable Value is £7,000.

**TENURE**

The property is offered on new Lease terms to be granted as a business tenancy within the provisions of the Landlord & Tenant Act 1954 (Part II) for a minimum term of 3 years on full repairing and insuring terms.

**REFERENCES**

The ingoing tenant will be required to supply names and addresses of 3 referees to include 1 Bank and 2 business/trade references, which will require approval from the Landlord prior to instructing Solicitors.

**LEGAL COSTS**

Each party to pay their own respective Legal Costs incurred.

**FIXTURES & FITTINGS**

All items in the nature of fixtures and fittings to include fitted carpets, fluorescent strip lighting, gas central heating boiler and radiators, fitted plumbing and sanitary equipment will be included within the lease, all other items being expressly excluded.

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**V. A. T** VAT applies to this transaction.

**ENERGY PERFORMANCE CERTIFICATE** Available with these particulars.

**RENT**

Year 1. £10,000.00 per annum (exclusive)

Years 2 & 3. £12,000.00 per annum (exclusive) FRI terms.

**VIEWING** By strict appointment 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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# 3 PARSONS STREET, DUDLEY/Continued.....

### Energy performance certificate (EPC)

3, Parsons Street DUDLEY DY1 1JJ	Energy rating <b>E</b>	Valid until: 25 January 2027
Property type B1 Offices and Workshop businesses		Certificate number: 029-478-0322-769-000
Total floor area 199 square metres		

**Rules on letting this property**  
Properties can be let if they have an energy rating from A+ to E.

**Energy rating and score**  
This property's energy rating is E.

**How this property compares to others**  
Properties similar to this one could have ratings:  
If newly built: 32 B  
If typical of the existing stock: 93 D

### Breakdown of this property's energy performance

Main heating fuel	Natural Gas
Building environment	Heating and Natural Ventilation
Assessment level	3
Building emission rate (kgCO <sub>2</sub> /m <sup>2</sup> per year)	58.7

**Recommendation report**  
Guidance on improving the energy performance of this property can be found in the [recommendation report](#) ([report-certificates-029-478-0322-769-000](#)).

**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 Thurstield  
Telephone: 0121 4295188  
Email: [david@nrgmatters.co.uk](mailto: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: Enbured Energy Systems Ltd  
Assessor's ID: EES/008115  
Telephone: 01455 883 250  
Email: [enquiries@enburedenergy.co.uk](mailto:enquiries@enburedenergy.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: 25 January 2017  
Date of certificate: 26 January 2017

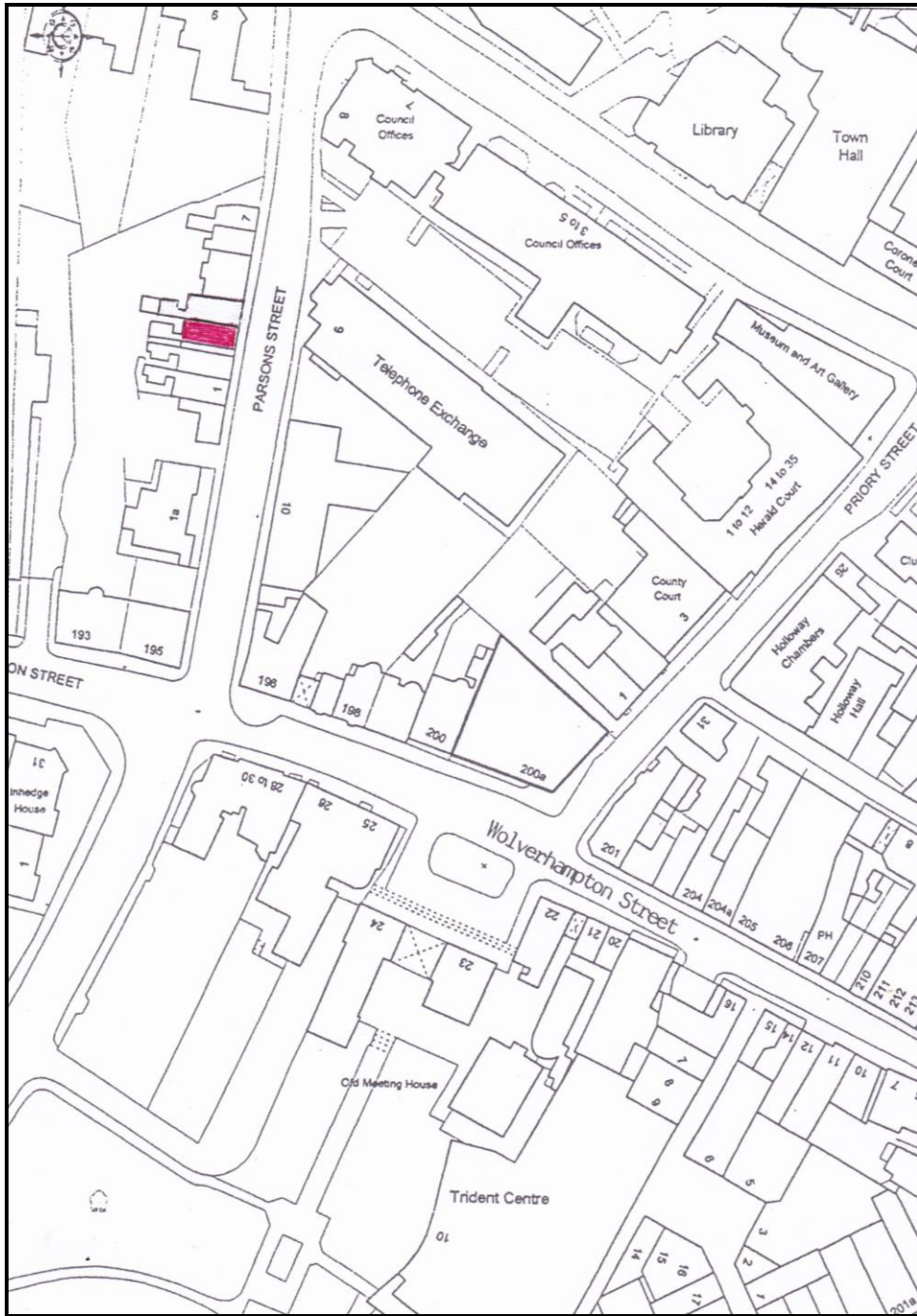
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