



CHARTERED SURVEYORS

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**01384 456789**

Canalside, 9A Narrowboat Way  
Dudley, West Midlands, DY2 0XQ



Unit 20 Sovereign Works, Deepdale Lane, Lower Gornal DY3 2AF

## TO LET

### OFFICES

**Size**  
898 sq ft (83 sq m)

**Rent**  
Year 1 - £7,500 per annum exclusive

Ground floor office suite with garage

Popular estate

Part refurbished

2 No. car parking spaces

## Location

The property is located on Sovereign Works which is accessed off Deepdale Lane, Lower Gornal. Dudley Town Centre is within say 2 miles. Junction 2 of the M5 is within 6 miles.

## Description

The ground floor suite comprises a range of refurbished offices, a kitchen, toilets and a garage.

The offices benefit from carpeting and UPVC framed windows.

2 No. car parking spaces.

## Accommodation (Nett Internal Area) approx.

898 sq.ft. (83.45 sq.m.)

## Services

All mains services, except gas, are connected. The electricity is purchased direct from the estate.

## Rating Assessment

2023 Rateable Value - £4,400.

UBR - 55.5p in the £ (2023/26)

2026 Rateable Value - £5,300

UBR - 48p in the £ (2026/27)

## Service Charge

An estate service charge is levied in respect of security (electrically operated entrance gate and C.C.T.V.) and the estates common areas etc.

## Lease Terms

Available with the benefit of a new lease on an internal repairing basis for a term to be agreed. The lease will incorporate a service charge provision in respect of the common areas/services in respect of the building itself.

## Rent

Year 1 - £7,500 per annum exclusive.  
Years 2-5 - £8,500 per annum exclusive.

Please note the rental offer as detailed above is on the understanding a new lease for no less than 3 years is entered into.

## V.A.T.

V.A.T. may be levied on the rent etc.

## Fixtures and Fittings

All usual tenants fixtures and fittings and those not mentioned in these particulars are expressly excluded from the letting.

## Energy Performance Certificate

EPC rating - D.

## Viewing

Strictly via the Sole Agents - Sellers Chartered Surveyors  
01384 456789

Matthew Pearcey - 07764 269803

matthewpearcey@sellers-surveyors.co.uk

Additional Images

