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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

http://www.sellers-surveyors.co.uk/qlink2500

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

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