

lot 9

Alexander House, 32 Wolverhampton Street Dudley, Birmingham DY1 1JR

Rent
£82,500
per annum
exclusive

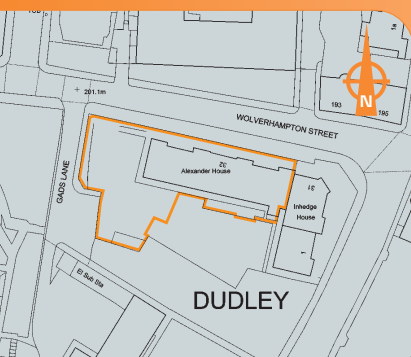
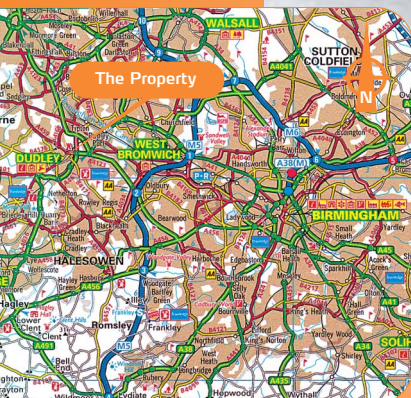
Freehold Office Investment

- Entirely let to Secretary of State for Communities and Local Government (t/a Job Centre) on a renewed lease
- Prominent position in town centre location
- Approximately 1,232.03 sq m (13,262 sq ft) with excellent parking

- Nearby occupiers include Taxwise Ltd, WH Law LLP and Met UK Ltd
- Adjoining building sold to Talbots Solicitors for own occupation
- Six Week Completion Period Available



On the instructions of
Julian Clarke acting as
LPA Receiver



Location

Miles: 7 miles south-east of Wolverhampton
10 miles west of Birmingham
20 miles south-west of Sutton Coldfield
Roads: B4176, A461, A4123, M5 (Junction 2)
Rail: Dudley Port (16 mins direct to Birmingham)
Air: Birmingham International Airport

Situation

The property is situated in a prominent position on Wolverhampton Street (B4176) approximately 320 metres from High Street, Dudley's prime retail thoroughfare. Wolverhampton Street is the main road running in a north-westerly direction from the town centre.

Description

The property, which is used as a Job Centre, comprises a three storey office building which provides a public office on the ground floor and 2 floors of open plan office accommodation above benefiting from perimeter trunking and suspended ceilings.

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x	Reversion
Ground	Office	400.75 sq m (4,314 sq ft)	SECRETARY OF STATE FOR COMMUNITIES AND LOCAL GOVERNMENT (t/a Job Centre) (1)	7 years & 4 months from 31/12/2010 on a full repairing and insuring lease	£82,500	01/04/2018
First	Office	412.02 sq m (4,435 sq ft)				
Second	Office	419.20 sq m (4,513 sq ft)				
Totals		1,232.03 sq m (13,262 sq ft)			£82,500	

The property also benefits from parking for some 27 cars to the side and rear accessed via Gads Lane.

Tenure

Freehold.

VAT

VAT is applicable to this lot

Note

This property is being marketed for sale on behalf of the Law of Property Act Receiver. The LPA Receiver is not bound to accept the highest or any offer and is acting without personal liability and therefore no warranties or guarantees in any respect including VAT can be given.

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