

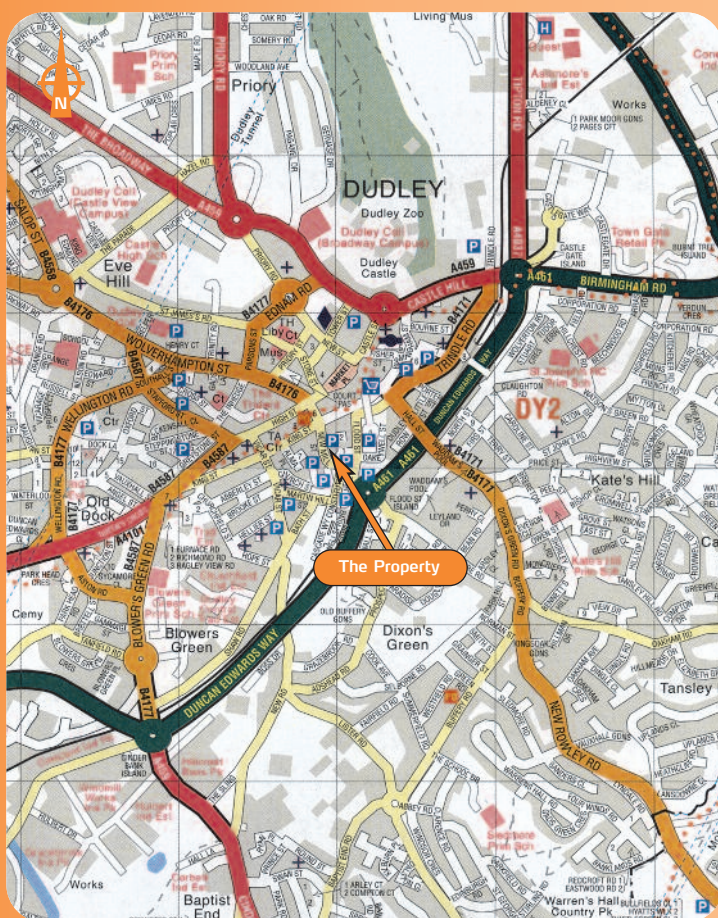
lot 22

Rent  
£114,245  
per annum  
exclusive

## Falcon House, The Minories Dudley, West Midlands DY2 8PG

### Substantial Freehold Office Investment

- Tenants include Dudley & Walsall Mental Health Partnership NHS Trust and The Borough Council of Dudley
- Established office location within the town centre
- Totalling approximately 8,230.79 sq m (88,597 sq ft)
- Asset management opportunities
- Residential redevelopment potential (subject to consents)
- On-site car parking for approximately 200 cars







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### Location

Miles: 9 miles west of Birmingham  
6 miles south of Wolverhampton  
30 miles north of Worcester  
Roads: A461, A4036, A4123, M5  
Rail: Dudley Port Railway Station  
Air: Birmingham Airport

### Situation

Dudley is a major town 9 miles west of Birmingham City Centre. The property is prominently situated on The Minories, at its junction with New Mill Street in the heart of the town centre and close to the bypass, providing excellent access to the M5 Motorway. There is a planned Midland Metro extension for Castle Hill, which is situated approximately 0.5 miles away from Falcon House.

### Description

Falcon House is a substantial eight storey office building totalling approximately 8,230.79 sq m (88,597 sq ft) of office accommodation. The property benefits from air conditioning, 3 x passenger lifts and on-site car parking for approximately 200 cars.

### Tenure

Freehold.

### VAT

VAT is applicable to this lot.

### Six Week Completion

### Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Review/ (Reversion)
Ground – West	Office	377.00 sq m (4,058 sq ft)	<b>DUDLEY &amp; WALSALL MENTAL HEALTH PARTNERSHIP NHS TRUST</b>	1 year from 24/02/2015	£28,399	(23/02/2016)
First – West	Office	444.06 sq m (4,780 sq ft)	<b>VACANT POSSESSION</b>			
Second – East	Office	597.91 sq m (6,436 sq ft)	<b>VACANT POSSESSION</b>			
Second – West	Office	442.76 sq m (4,766 sq ft)	<b>VACANT POSSESSION</b>			
Third – East	Office	614.63 sq m (6,616 sq ft)	<b>VACANT POSSESSION</b>			
Third – West	Office	472.12 sq m (5,082 sq ft)	<b>VACANT POSSESSION</b>			
Fourth	Office	1,081.73 sq m (11,644 sq ft)	<b>VACANT POSSESSION</b>			
Fifth	Office	1,065.38 sq m (11,468 sq ft)	<b>VACANT POSSESSION</b>			
Sixth – East	Office	599.39 sq m (6,452 sq ft)	<b>VACANT POSSESSION</b>			
Sixth – West	Office	447.13 sq m (4,813 sq ft)	<b>VACANT POSSESSION</b>			
Seventh – East (13 Car Parking Spaces)	Office	599.39 sq m (6,452 sq ft)	<b>THE BOROUGH COUNCIL OF DUDLEY</b>	1 year from 24/07/2015	£16,500	(23/07/2016)
Seventh – West	Office	444.62 sq m (4,786 sq ft)	<b>VACANT POSSESSION</b>			
Part Eighth (16 Car Parking Spaces)	Office	765.78 sq m (8,243 sq ft)	<b>THE BOROUGH COUNCIL OF DUDLEY</b>	5 years from 27/03/2013	£45,335	(26/03/2018)
Part Eighth	Office	278.89 sq m (3,002 sq ft)	<b>VACANT POSSESSION</b>			
Roof	Telecom Mast	–	<b>TELEFONICA UK LIMITED</b>	15 years from 23/09/2006 (1)	£13,261	22/09/2016 (21/09/2021)
Roof	Telecom Mast	–	<b>AIRWAVE SOLUTIONS LIMITED</b>	15 years from 14/03/2003 (2)	£10,500	(14/03/2018)
Roof	Telecom Mast	–	<b>AIRWAVE SOLUTIONS LIMITED</b>	A term of years from 03/11/2006 (3)	£250	(13/03/2018)
<b>Totals</b>		<b>8,230.79 sq m (88,597 sq ft)</b>			<b>£114,245</b>	

(1) The lease is subject to a tenant option to determine on 22nd September 2016 on providing six months' notice.

(2) The lease provides for a rolling landlord option to determine on 12 months' notice.

(3) The lease automatically determines when the other lease to Airwave Solutions Limited determines.

### For further details please contact:

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### Buyer's Legal Report Service

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See: **www.acuitus.co.uk** for further details



### Seller's Solicitors:

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