



4 EDNAM ROAD, DUDLEY, DY1 1HL

OFFICE TO LET / FOR SALE | 801 TO 22,193 SQ FT

**SIDDALL JONES**  
COMMERCIAL PROPERTY CONSULTANCY

A rare opportunity to acquire a prime town centre office premises, suitable for a variety of uses - STP

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- Prime Town Centre Location
  - Open Plan Floorplates
  - Arranged over 4 Levels
  - Suitable for a Variety of Uses - STP
  - Midland Metro link from Dudley to Wednesbury & Birmingham
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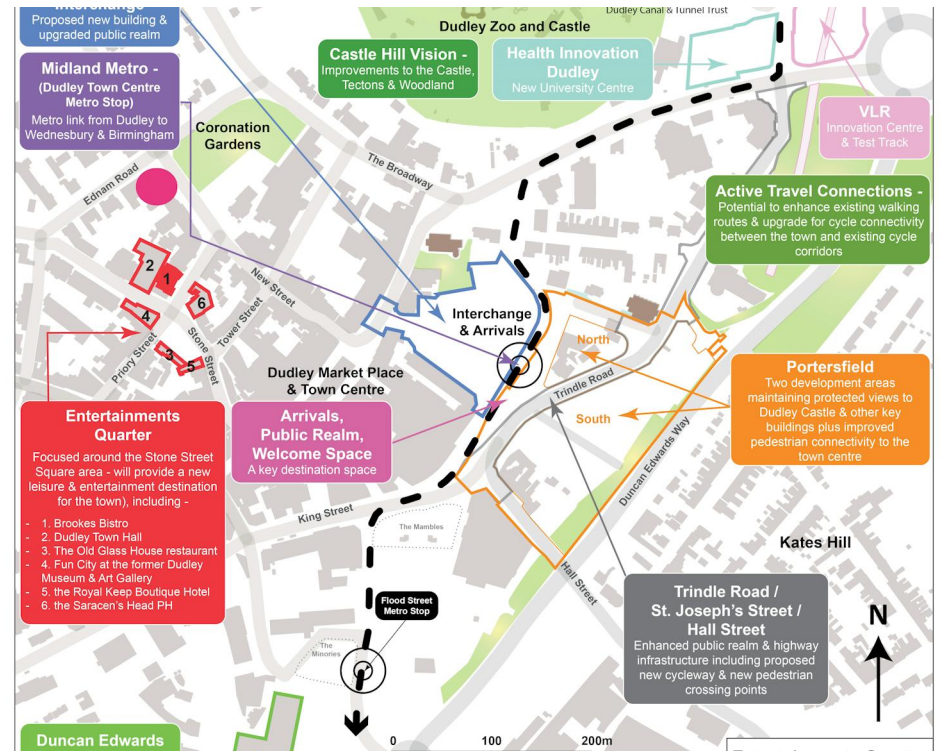
## DESCRIPTION

4 Ednam Road comprises a detached multi-storey office building arranged over basement and 4 upper levels with a brick façade beneath a slate mansard-style roof.

The property occupies a prominent position on Ednam Road at its junction with Priory Road and affords direct access to Dudley Town Centre, Dudley Learning Quarter and Priory Park only a short distance on foot.

The building benefits from a large reception area off Ednam Road with each floor being predominately open plan with some partitioned meeting rooms and welfare and passenger lift access to the main lobby areas.

Each floor benefits from suspended ceiling with inset lighting, carpet flooring, central heating, double glazed windows, air conditioning and kitchen facilities.

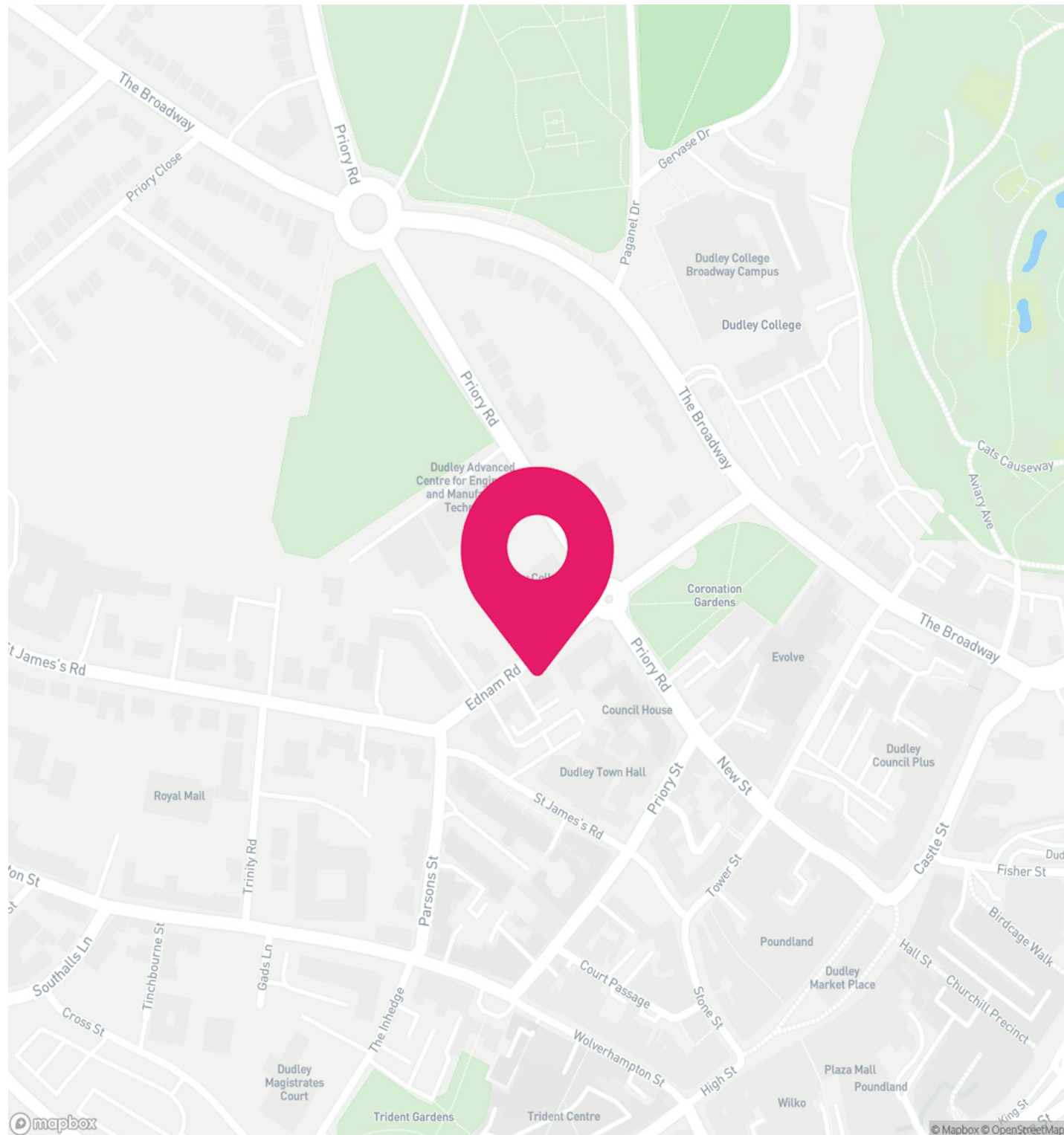


## LOCATION

The property is situated on Ednam Road (B4177) at its junction with Priory Road in the heart of Dudley Town Centre.

Dudley benefits from a well-established transport network, offering both road and public transport links:

- **Road Connections:** The A461 and A4123 provide fast routes to surrounding towns and direct access to the motorway network. The nearby A449 also links Dudley to Wolverhampton and Worcester.
- **Public Transport:** Frequent bus services operate in the area, connecting Dudley to Birmingham, Wolverhampton, and surrounding towns.
- **Midland Metro Extension:** The new Metro tram line under construction will connect Dudley to Wolverhampton and Birmingham, significantly enhancing public transport options once completed.
- **Rail Access:** Dudley Port railway station, approximately 3 miles away, offers direct services to Birmingham and Wolverhampton.
- **Air Travel:** Birmingham Airport is approximately 30 minutes away via the M42.





## AVAILABILITY

Name	sq ft	sq m	Rent	Availability
Lower Ground	801.37	74.45	£8 /sq ft	Available
Ground	5,115.01	475.20	£8 /sq ft	Available
1st	5,651.05	525	£8 /sq ft	Available
2nd	5,651.05	525	£8 /sq ft	Available
3rd	4,974	462.10	£8 /sq ft	Available
<b>Total</b>	<b>22,192.48</b>	<b>2,061.75</b>		

## SERVICES

It is understood that all main services are available on or adjacent to the premises.

The agents have not tested the services and prospective purchasers are advised to make their own enquiries regarding the adequacy and condition of these installations.

## ANTI MONEY LAUNDERING (AML)

The successful purchaser will be required to provide two forms of ID and proof of funding to satisfy AML protocols.

## AVAILABILITY

The property is available subject to the completion of legal formalities.

## RATEABLE VALUE

£119,000. Current rateable value (1 April 2023 to present)

## VAT

To be confirmed. All prices are quoted exclusive of VAT which may be payable.

## LEGAL FEES

Each party to bear their own costs

## LEASE

New Lease

## RENT

£8 per sq ft The property is available to let in its entirety or on a floor by floor basis, with rental and lease terms to be agreed.

## PRICE

Offers from £1,400,000

## EPC

D (98)

## VIEWINGS

Viewings are strictly via the letting agent Siddall Jones.

## CONTACT

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