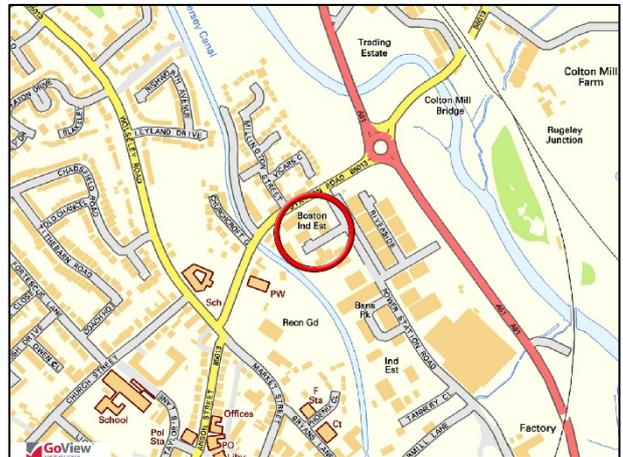
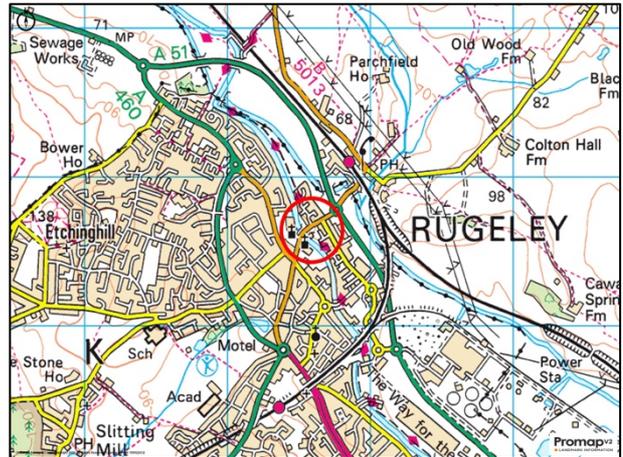




## Warehouse/Industrial Unit For Sale in Rugeley



- **Unit No. 12, Boston Industrial Estate, Power Station Road, Rugeley, Staffordshire, WS15 2HS**
- **8,235 sq.ft. (765.03 sq.m.)**
- **Includes mezzanine office space of 1,035 sq.ft. (96.15 sq.m.)**
- **Close to A51 Rugeley bypass**
- **Forecourt parking**
- **Secure side yardage**
- **Gate secured development**

## LOCATION

The premises form part of a development prominently situated on the south side of Power Station Road at its junction with Station Road and on a well-established industrial estate located approximately half a mile north-east from Rugeley town centre. Access to the M6 Motorway at Stafford via Junction 13 about ten miles to the north-west and Junction 11 at Cannock, approximately seven miles to the south-west. Trent Valley Station providing connections to the national rail network is a short distance away.

## DESCRIPTION

The premises comprise a detached warehouse/industrial unit of single-storey steel-frame construction with insulated cavity brick and protected metal sheet clad elevations, roof also in coated metal sheeting with translucent panels providing natural lighting and floor in concrete.

The height to the eaves is 16ft 9ins (5.10m.) and access for loading and unloading purposes is by way of two manually-operated roller shutter doors each 13ft 2ins (4.02m.) wide by 14ft 8ins (4.47m) high over a general servicing area surfaced in tarmac with access from Power Station Road through a security gate.

The accommodation provides mezzanine office space, is available as a consequence of the previous occupier's exit and would suit a wide variety of manufacturing and distribution operations.

**ACCOMMODATION** (all dimensions and areas referred to in these particulars are approximate)

FLOOR	DESCRIPTION	GROSS FLOOR AREA (SQ.FT.)	GROSS FLOOR AREA (SQ.M.)
GROUND	Production/storage area including male and disabled/female toilets and kitchen facilities.	7,200	668.88
MEZZANINE	Four offices	1,035	96.15
<b>TOTAL GROSS FLOOR AREA</b>		<b>8,235</b>	<b>785.03</b>
EXTERNAL gated secure side yard and forecourt parking and general circulation areas surfaced in tarmac.			

## SERVICES

Mains water, electricity, including a three-phase power supply, and drainage are connected.

## ASSESSMENTS

The local authority for rating purposes is Cannock Chase Council. The rateable value of the property is £29,000 with uniform business rates payable of £14,471 for the year ending in March 2021. These details have been based on the information provided by the Valuation Office's website and Cannock Chase Council's Business Rates Department and should be double-checked by any party intending to enter into any commitment that relies on their accuracy.

## EPC

The Energy Performance Certificate issued for this property indicates an Asset Rating of 95 within Band D. A full certificate with recommendations will be provided on request.

## TERMS

Offers in the region of **£475,000** are invited for the benefit of the freehold interest in the property. VAT is applicable on the purchase price.

## LEGAL COSTS

Both parties are to be responsible for their own legal costs incurred in the transaction, together with any Stamp Duty and VAT due thereon.

## VIEWING

By arrangement with the Agents' Stafford Offices.

The premises are understood to be freehold and are offered subject to contract and to being unsold. Confirmation of the tenure will be provided by the vendor's solicitor during the pre-contact enquiry process.

VACANT POSSESSION WILL BE GIVEN ON COMPLETION

**BP/3430**

10.06.2020

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