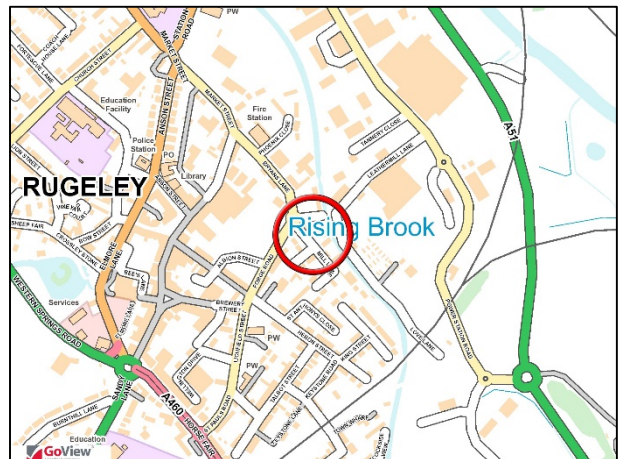
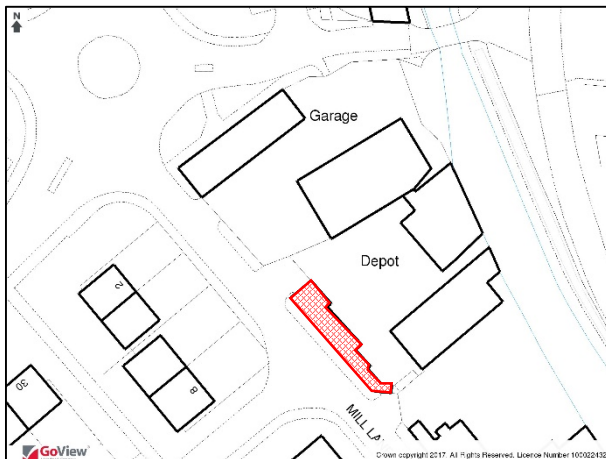




By Instructions of Sabrengrove Limited

Office Premises To Let in Rugeley



- **Units No. 3, Grange Works, Mill Lane, Rugeley, Staffordshire, WS15 2JW**
- 920 sq.ft. (85.47 sq.m.)
- Enclosed secure site
- Centrally heated
- Furniture available to purchase
- Forecourt parking

LOCATION

The premises are situated on the north side of Mill Lane close to its junction with Forge Road and less than a quarter of a mile south-east from Rugeley town centre. Rugeley benefits from rapid trunk road links with the main mid-Staffordshire towns of Stafford (nine miles to the north-west), Stone (eleven miles to the north-west), Uttoxeter (eleven miles to the north-east), Lichfield (eight miles to the south-east) and Cannock (seven miles to the south-west). Access to the M6 Motorway is at Stafford and Cannock.

DESCRIPTION

The property consists of an office building with two warehouse units at the rear, the latter being separately let, and all located on an enclosed site.

The available premises front the development and Mill Lane and are of detached two-storey centrally heated double-glazed brick and tile construction providing rooms at ground and first floor levels along with kitchen and WC facilities and benefit from forecourt car parking space within a secure yard.

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

DESCRIPTION	NET FLOOR AREA (SQ.FT.)	NET FLOOR AREA (SQ.M.)
OFFICE BLOCK providing an entrance lobby, two offices, storeroom, kitchen and male and female WC facilities on the ground floor and, at first floor level, two further offices.	600 320	55.74 29.73
TOTAL NET FLOOR AREA	920	85.47
EXTERNAL shared parking area at rear surfaced in concrete with site enclosed by security fencing and walling with vehicular access from Mill Lane by way of galvanised swing gates. Various small single-storey brick and tile outbuildings.		

SERVICES

All mains services are connected. The premises are centrally heated by hot water radiators fed by a gas-fired boiler.

ASSESSMENTS

The local authority for rating purposes is Cannock Chase Council. The rateable value is £5,100 with no uniform business rates payable for the year ending March 2018 subject to certain criteria. Please note that the rates payable calculation may vary as a consequence of transitional relief provisions. These details have been based on the information provided by the Valuation Office's website 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 99 within Band D. A full certificate with recommendations will be provided on request.

TERMS

The premises are available on a full repairing lease for a term to be agreed at a rental of £8,000 a year to be subject to three year upward only reviews. The landlord insures the property and then recharges the tenant the cost thereof. VAT is applicable in this instance.

LEGAL COSTS

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

VIEWING

By arrangement with the Agents' Stafford Offices.

The premises are offered subject to contract and to being unlet.

VACANT POSSESSION WILL BE GIVEN ON COMPLETION

BP/3734

03.10.2017