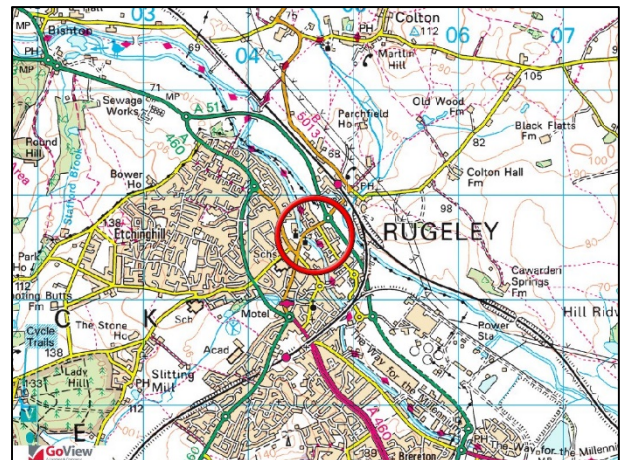




Warehouse Unit To Let in Rugeley



- **Unit No. 22a, Boston Industrial Estate, Power Station Road, Rugeley, Staffordshire, WS15 2HS**
- **1,650 sq.ft. (153.29 sq.m.)**
- **Well-established estate with good transport links**
- **Flexible letting terms**
- **Competitive rental**
- **Available from the 1st January 2017**
- **Suit requirement for overspill storage space**

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 part of 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 steel sheeting with translucent panels providing natural lighting and floor in concrete.

The height to the eaves is 16ft.3ins. (4.95m.) and access for loading and unloading purposes is by way of a manually-operated up-and-over shutter door 12ft.5ins. (3.78m.) wide by 13ft.10ins. (4.24m.) high over a forecourt servicing and parking area surfaced in tarmacadam.

The space is surplus to operational requirements and would ideally suit a company or individual seeking an overspill storage facility.

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	Warehouse area	1,650	153.29
TOTAL GROSS FLOOR AREA		1,650	153.29
EXTERNAL forecourt parking surfaced in tarmacadam.			

SERVICES

Mains electricity is connected.

ASSESSMENTS

The local authority for rating purposes is Cannock Chase Council. The rateable value of the property is £7,200 with uniform business rates payable of £3,484.80 for the year ending March 2017. The draft Rating List to apply from March 2017 results in an increase in the Rateable Value to £7,300 and an estimated Uniform Business Rates payable of £3,409 per annum for the year ending in March 2018. If the occupier only rents these premises, then there will be no rates payable for the unit. 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 71 in Band C. 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 commencing rental of **£7,425** per annum exclusive of rates, and VAT if applicable, with upward only reviews to be at three yearly intervals. The landlord will insure the property and recharge the tenant the appropriate cost thereof.

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/3791

02/11/16