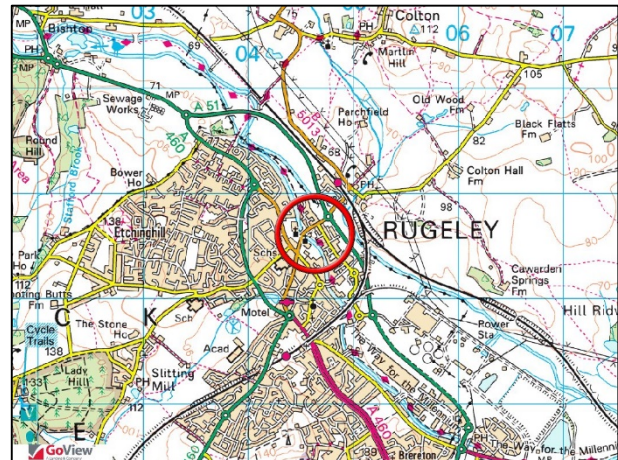
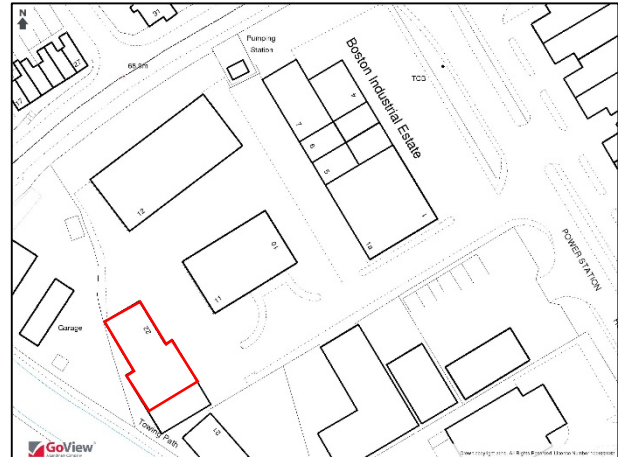




Warehouse/Industrial Unit To Let in Rugeley



- **Unit No. 22, Boston Industrial Estate, Power Station Road, Rugeley, WS15 2HS**
- **Total gross floor area - 3,925 sq.ft. (310.30 sq.m.)**
- **Incorporating mezzanine office space of 585 sq.ft. (54.35 sq.m.)**
- **Immediately available**
- **Heating installed**
- **Well-established development**
- **Excellent road links**

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 with access to the M6 Motorway at Stafford and Cannock.

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 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 accommodation includes mezzanine office space and would be suitable for a wide variety of manufacturing or storage purposes.

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 reception and male and female WC facilities.	3,340	310.30
MEZZANINE	Three offices	585	54.35
	TOTAL GROSS FLOOR AREA	3,925	364.65
EXTERNAL forecourt surfaced in tarmacadam and concrete providing vehicle parking and circulation areas.			

SERVICES

All mains services, including a three-phase power supply, are connected. Overhead suspended gas-fired radiant heating to the warehouse/production area is installed.

ASSESSMENTS

The local authority for rating purposes is Cannock Chase Council. The property is to be re-assessed for rating purposes.

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 new full repairing lease for a term to be agreed at a commencing rental of **£16,500** per annum exclusive of rates and VAT with upward only rent reviews to be at three yearly intervals. The landlord will insure the premises and then recharge the tenant the 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/3925

30/10/15