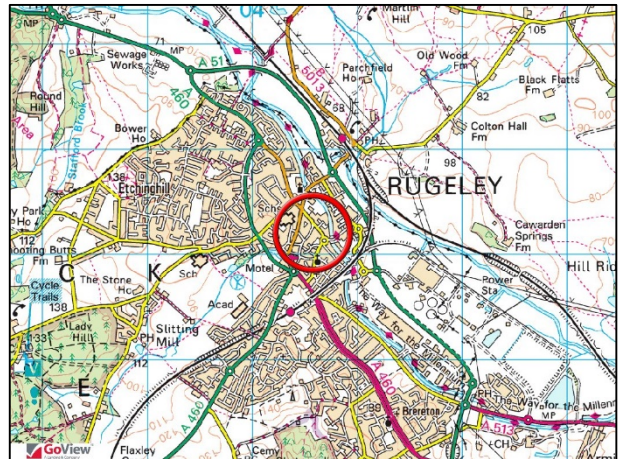
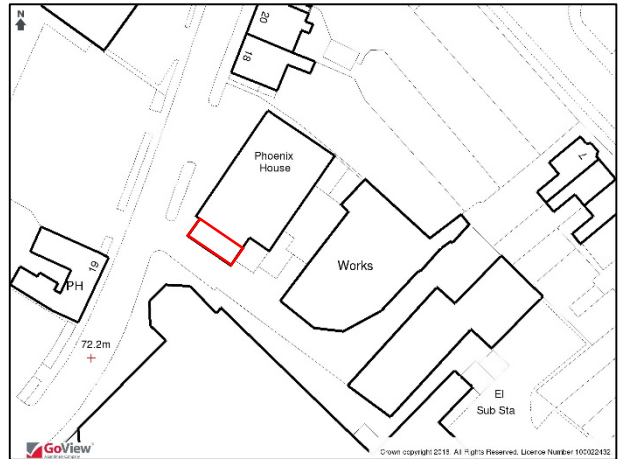




Office Premises To Let in Rugeley



- **Ground and First Floor, Phoenix House, Market Street, Rugeley, Staffordshire, WS15 2JJ**
- 575 sq.ft. (53.43 sq.m.)
- Heated
- Self-contained
- Close to town centre
- Redecorated and recarpeted

LOCATION

The premises form part of a property situated on the south-east side of Market Street located midway between its junctions with Bryans lane and Forge Lane and a few hundred yards north-east from Rugeley Town Centre.

DESCRIPTION

The property consists of a two-storey building of brick construction with a flat roof in felt and provides self-contained newly decorated and carpeted office accommodation on the ground and first floors.

The availability of the accommodation is likely to be of particular interest to a commercial or professional office user requiring near town centre representation with good access to the general public.

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

	DESCRIPTION	NET FLOOR AREA (SQ.FT.)	NET FLOOR AREA (SQ.M.)
GROUND FLOOR	Entrance Lobby Office	- 120	- 11.15
FIRST FLOOR	Office No. 1 Office No. 2 Office No. 3 Kitchen WC facility	255 40 130 30 -	23.69 3.72 12.08 2.79 -
	TOTAL NET FLOOR AREA	575	53.43

SERVICES

Mains water, electricity and drainage are connected. The premises are heated by way of electric panel radiators.

ASSESSMENTS

The local authority for rating purposes is Cannock Chase Council. The premises currently form part of a larger assessment and are to be reassessed as an individual property. It is anticipated, however, that the accommodation will fall within the limit for 100% Small Business Rates Relief, at least for the period up to the 31st March 2016.

EPC

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

TERMS

The premises are available on a new internal repairing lease for a term to be agreed at a commencing rental of **£3,950** per annum exclusive of rates, and VAT if applicable, with upward only 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/3941

08.02.2016

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