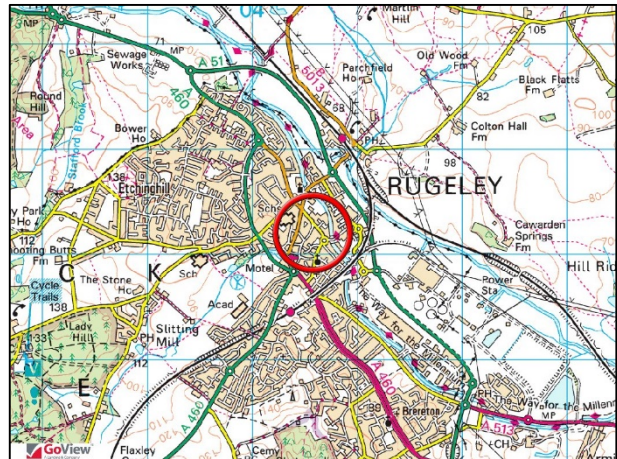




Warehouse/Industrial Unit To Let in Rugeley



- **Unit No. 1, Phoenix Works, Market Street, Rugeley, Staffordshire, WS15 2JJ**
- 3,200 sq.ft. (296.92 sq.m.)
- Town Centre location
- Forecourt loading
- Prominent building
- Includes office space

LOCATION

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

DESCRIPTION

The property comprises a warehouse/industrial building of single-storey steel-frame construction with cavity brick elevations, lined roof with translucent panels providing natural lighting and floor in concrete.

The height to the eaves is 10ft.2ins. (3.01 m.) and access for loading and unloading purposes is from the front by way of a sliding door over a tarmacadam surfaced forecourt area.

The premises include a partitioned office and WC facility and are being offered as a consequence of the previous occupier's relocation to a larger unit elsewhere.

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	Workshop/storage area including partitioned office and WC facility	3,200	296.92
	TOTAL GROSS FLOOR AREA	3,200	296.92
EXTERNAL forecourt parking area surfaced in tarmacadam with direct vehicular access from Market Street.			

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 premises currently form part of a larger assessment and are to be reassessed as an individual property.

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.

TENANCY

The unit is available on a new full repairing lease for a term to be agreed at a commencing rental of **£12,800** 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 under a block policy and then recharge the tenant the apportioned 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/3942

26.02.16