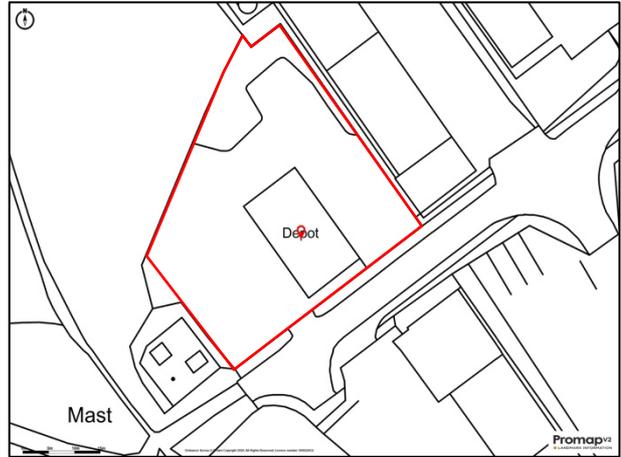
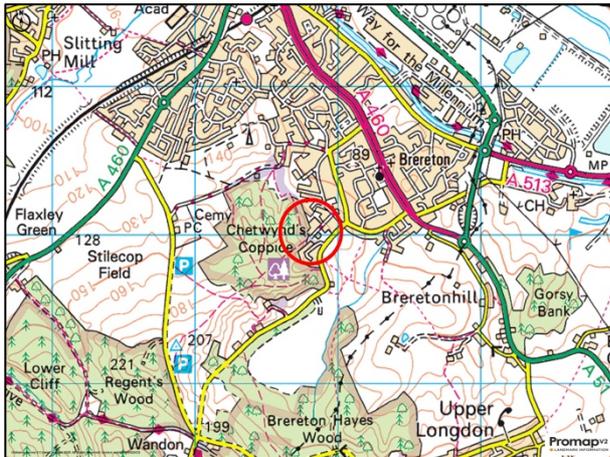
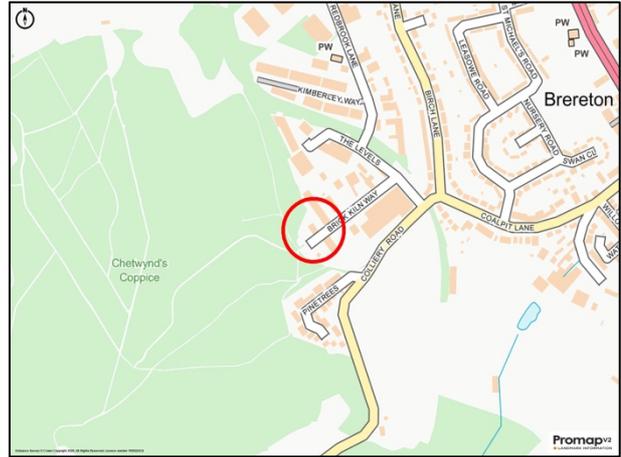




Industrial/Warehouse Unit To Let in Rugeley



- **Former Trent Valley Tyres Depot, Brick Kiln Way, The Levels, Industrial Estate, Brereton, Rugeley, Staffordshire, WS15 1RD**
- **3,460 sq.ft. (321.44 sq.m.)**
- **Incorporating mezzanine space of 710 sq.ft. (65.96 sq.m.)**
- **Immediately available**
- **Offices included**
- **Well-established industrial estate location**
- **Generous fenced yardage**
- **Site extending to 0.46 acres (1.19 ha.)**

LOCATION

The property is situated at Brereton on the north side of Brick Kiln Way at its western end and on the well-established The Levels industrial estate located approximately two miles south from Rugeley town centre with access to the M6 Motorway at Stafford and Cannock.

DESCRIPTION

The premises comprise a detached workshop unit previously used as a tyre fitting depot and of single-storey steel frame construction with insulated cavity brick and protected sheet clad elevations, roof also in coated steel sheeting with translucent panels providing natural lighting and floor in concrete with an inspection pit in situ.

The height to the eaves is 16ft. (4.88m.) and access for loading and unloading purposes is by way of three manually-operated roller shutter doors, 11ft. 6ins. (3.50m.) wide by 13ft.10ins. (4.24m.) high over a largely enclosed yard providing open storage, vehicle parking and servicing areas.

The accommodation, which includes mezzanine storage space and office accommodation, would be suitable for a wide variety of workshop, manufacturing and 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	Workshop area including reception, two offices, kitchen, store and WC facilities.	2,750	255.48
MEZZANINE	Storage	710	65.96
	TOTAL GROSS FLOOR AREA	3,460	321.44

EXTERNAL yardage within a total site extending to approximately 0.46 acres (1.19 hectares) surfaced in concrete and stone, partly enclosed by palisade fencing with vehicular access from Brick Kiln Way via double swing gates.

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 property has been assessed with a rateable value of £14,000 with uniform business rates of £6,986 per annum payable for the year ending in March 2021 but this might not include the recently added area of land at the side, for which no separate assessment has been identified. 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

An Energy Performance assessment has been commissioned. A full certificate with recommendations will be provided when available on request.

TERMS

The premises are available on a new full repairing lease for a term to be agreed at a commencing rental of **£25,000** per annum exclusive of rates, and VAT if applicable, 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/4164

20.11.2020