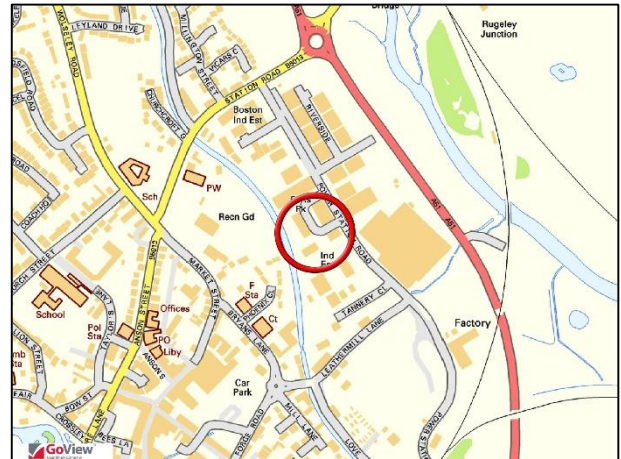




By Instructions of N & H Investments Limited

**Warehouse/Industrial Unit  
with Offices  
To Let  
in Rugeley**



- **Units A1, A2 & A3, Trent Business Park, Power Station Road, Rugeley, Staffordshire, WS15 2WB**
- **Total gross floor area - 6,240 sq.ft. (579.71 sq.m.)**
- **Also available as:-**
- **Units A1 & A2 - 3,575 sq.ft. (332.13 sq.m.)**
- **Unit A3 - 2,665 sq.ft. (247.59 sq.m.)**
- **Including ground floor and mezzanine offices - 1,370 sq.ft. (127.27 sq.m.)**
- **Also includes mezzanine storage of 780 sq.ft. (72.46 sq.m.)**
- **Secure yard**

## LOCATION

The property is situated on a well-established industrial development located on the south side of Power Station Road, between its junctions with Station Road and Leathermill Lane, approximately half a mile north-east from Rugeley town centre and with access to Junction 12 of the M6 Motorway at Cannock via the A512 and A460 trunk roads.

## DESCRIPTION

The premises are detached and are of single-storey steel-frame construction with cavity brick and insulated protected metal sheet clad elevations, lined roof also in coated steel sheeting with translucent panels providing natural lighting and floor in concrete.

The height to the eaves is 16ft.4ins. (4.98m.) and access for loading and unloading purposes is by way of two manually-operated roller shutter doors 12ft.8ins. (3.81m.) high by 12ft.10ins. (7.93m.) wide over a parking and servicing area surfaced in concrete.

The accommodation provides a large production/storage area with office space at ground and mezzanine levels together with additional mezzanine storage. Currently used as a single unit, the landlord is prepared to consider the separate letting of the premises as two self-contained units providing 3,575 sq.ft. (332.13 sq.m.) and 2,665 sq.ft. (247.58 sq.m.).

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

UNIT	FLOOR	DESCRIPTION	GROSS FLOOR AREA (SQ.FT.)	GROSS FLOOR AREA (SQ.M.)
A1 & A2	GROUND	Production/storage area including reception, three offices and male and female WC facilities.	2,935	272.67
	MEZZANINE	Four offices	640	59.46
A3	GROUND	Production/storage area including separate partitioned workshop area, canteen and male and female WC facilities.	1,885	175.12
	MEZZANINE	Storage	780	72.46
<b>TOTAL GROSS FLOOR AREA</b>			<b>6,240</b>	<b>579.71</b>
EXTERNAL forecourt and side parking and rear servicing areas surfaced in concrete. Surface mounted heating oil tank				

## SERVICES

Mains water, electricity, including a three-phase power supply, and drainage are connected. The production/storage area is heated by way of a Powrmatic oil-fired space heater. The offices are heated by electric convector units.

## ASSESSMENTS

The local authority for rating purposes is Cannock Chase Council. The rateable value of the property is £25,750 with uniform business rates payable of £12,694.75 for the year ending 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 full repairing lease for a term to be agreed at a commencing rental of **£17,500** per annum exclusive of rates, to be subject to upward only rent reviews 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 property is offered subject to contract and to being unlet.

VACANT POSSESSION WILL BE GIVEN ON COMPLETION

**BP/3894**

17/06/15