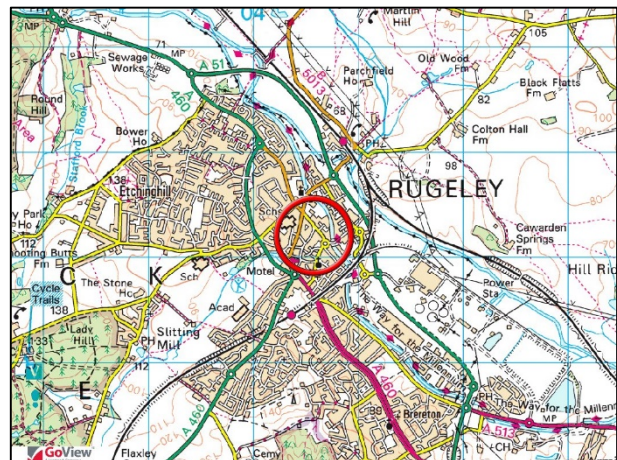
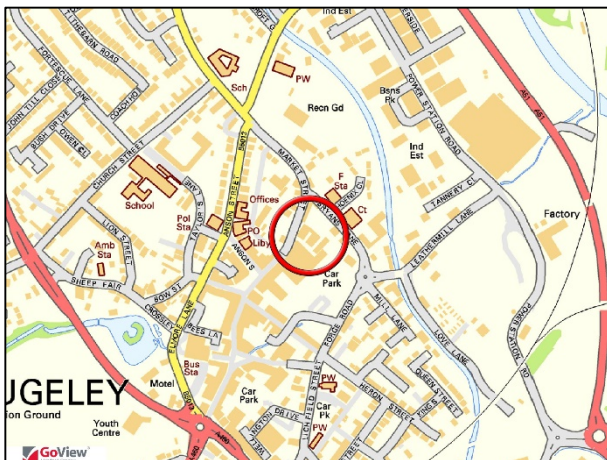




## Warehouse/Industrial Unit To Let in Rugeley



- **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**
- **Rates free from April 2017 (subject to criteria)**

## LOCATION

The premises form part of a property situated in Rugeley town centre on the south-east side of Market Street, midway between its junctions with Bryans lane and Forge Lane. Access to the M6 Motorway is at Stafford via Junction 13 about ten miles to the north-west and Junction 11 at Cannock, approximately seven miles to the south-west.

## 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 original 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
	<b>TOTAL GROSS FLOOR AREA</b>	<b>3,200</b>	<b>296.92</b>
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 rateable value of the property is £11,000 with no uniform business rates payable for the year ending March 2018, subject to certain criteria. 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

The Energy Performance Certificate issued for this property indicates an Asset Rating of 112 within Band E. 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**

31.05.2017