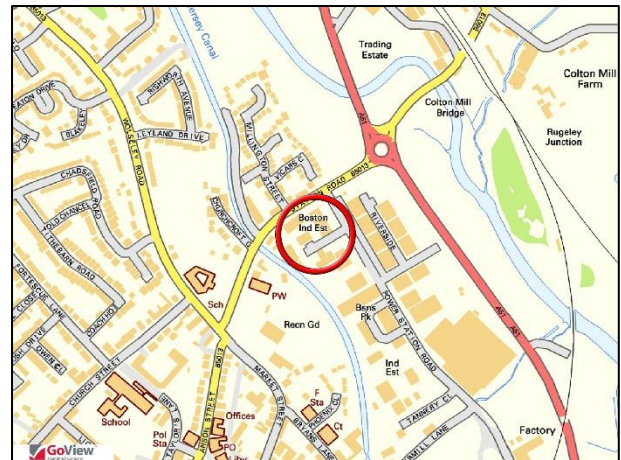




## Warehouse/Industrial Unit To Let in Rugeley



- **Unit No. 11, Boston Industrial Estate, Power Station Road, Rugeley, Staffordshire, WS15 2HS**
- **2,325 sq.ft. (215.99 sq.m.)**
- **Additional mezzanine storage space of 1,275 sq.ft. (118.44 sq.m.)**
- **Separate reception and office areas installed**
- **Close to A51 Rugeley bypass**
- **Forecourt parking**
- **Gate secured development**

## LOCATION

The premises form part of a development prominently situated on the south side of Power Station Road at its junction with Station Road and on a well-established industrial estate located approximately half a mile north-east from Rugeley town centre. Access to the M6 Motorway at Stafford via Junction 13 about ten miles to the north-west and Junction 11 at Cannock, approximately seven miles to the south-west. Trent Valley Station providing connections to the national rail network is a short distance away.

## DESCRIPTION

The premises comprise a warehouse/industrial unit forming one of a block of two and is of single-storey steel-frame construction with insulated cavity brick and protected metal sheet clad elevations, roof also in coated metal sheeting with translucent panels providing natural lighting and floor in sealed concrete.

The height to the eaves is 17ft (5.18m) and access for loading and unloading purposes is by way of a manually-operated roller shutter door 12ft 5ins (3.78m) wide by 14ft 8ins (4.47m) high over a general servicing area surfaced in tarmacadam with access from Power Station Road through a security gate..

The premises have been divided to provide separate reception, office, and general working/warehouse areas with a mezzanine floor providing additional storage space, are available as a consequence of the present tenant's proposed relocation and would suit a wide variety of manufacturing and distribution operations.

**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	Offices, Production/Storage, Kitchen and WC.	2,325	215.99
MEZZANINE	Storage	1,275	118.44
	<b>TOTAL GROSS FLOOR AREA</b>	<b>3,600</b>	<b>334.43</b>
EXTERNAL forecourt parking and general circulation areas surfaced in tarmacadam.			

## 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 £10,750, and subject to certain qualifying criteria, no uniform business rates will be payable for the year ending in March 2018. These details have been based on the information provided by the Valuation Office's website and Cannock Chase Council's Business Rates Department 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 101 within Band E. 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 rental of **£12,500** per annum, exclusive of rates and VAT, 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/4051**

27/03/18

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