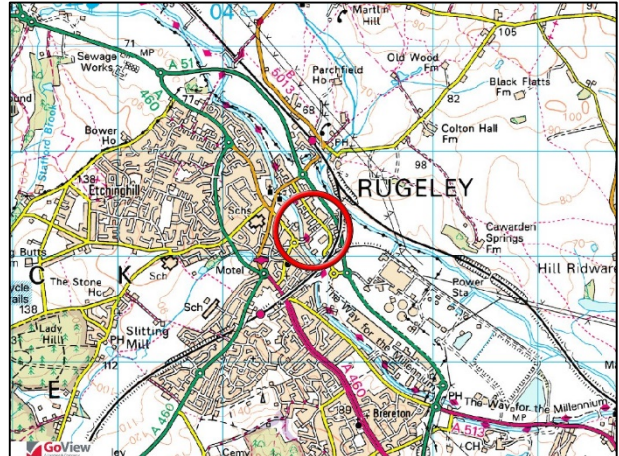
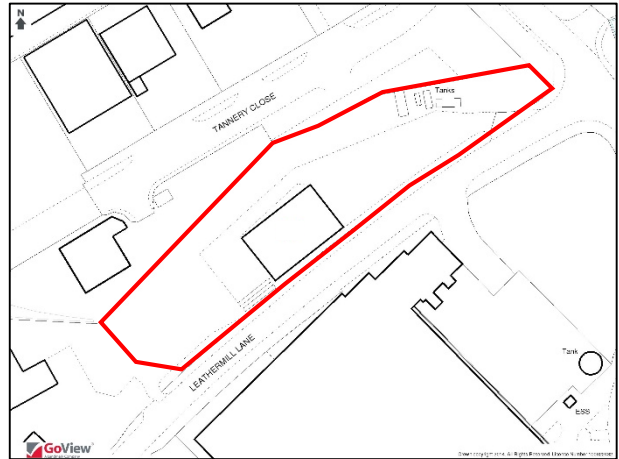




Office and Workshop Unit with Yardage To Let or For Sale in Rugeley



- **Unit No. 1, Leathermill Lane, Rugeley, Staffordshire, WS15 2HN**
- **4,580 sq.ft. (425.50 sq.m.)**
- **Total site area of 0.92 acres (0.37 hectares)**
- **Extensive secure yardage**
- **Inspection pit**
- **Potential development site**

LOCATION

The property is prominently situated on the north side of Leathermill Lane between its junctions with Power Station Road, Bryans Lane, Forge Road and Mill Lane and a few hundred yards north-east from Rugeley town centre. Access to the M6 Motorway is at Junction 14 about ten miles to the north-west and at Junction 11 at Cannock approximately seven miles to the south-west.

DESCRIPTION

The premises comprise a two-storey office block linked to a single-storey workshop building on a site extending to 0.92 acres (0.37 hectares) and providing extensive surfaced open storage facilities. The property has previously been used as a transport and plant depot but is now available as a consequence of the former tenant's relocation to a larger site and would be suitable for a wide variety of alternative workshop and storage purposes, particularly those requiring extensive external space for vehicle parking.

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

DESCRIPTION	GROSS FLOOR AREA (SQ.FT.)	GROSS FLOOR AREA (SQ.M.)
OFFICE BUILDING of two-storey flat-roofed brick construction providing, on the ground floor, an entrance lobby, reception office, partitioned store, inner lobby, general office and male and female WC facilities and, at first floor level, three further offices.	750	69.68
	730	67.82
WORKSHOP BUILDING of single-storey steel-frame construction with brick and cement sheet clad elevations, part lined roof also in cement sheeting with translucent panels providing natural lighting and floor in reinforced concrete. The height to the eaves is 18ft.4ins. (5.60m.) reducing to 12ft. (3.66m.) and vehicular access is by way of four manually-operated roller shutter doors each 9ft.10ins. (3.02m) wide by 16ft.2ins. (4.94m.) high. The accommodation includes a parts store, a mess room and a works WC facility. An inspection pit is in situ.	3,100	288.00
TOTAL GROSS FLOOR AREA	4,580	425.50
EXTERNAL side and rear parking areas surfaced in concrete and tarmacadam. Vehicular access from Leathermill Lane by way of two gates with site enclosed by metal palisade fencing on all sides. Two bunded surface-mounted diesel oil tanks with capacities of 12,500 and 24,000 litres.		

THE SITE

Frontage to Leathermill Lane - 457ft. (139m.)
Maximum width - 496ft. (151m.)
Maximum depth - 105ft. (32m.)
Total site area - 0.92 acres (0.37 hectares)

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 is £16,000 with uniform business rates payable of £7,888 for the year ending March 2016. 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 123 within Band E.

TERMS

The premises are available on a new full repairing lease for a term to be agreed at a rental of **£30,000** 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 and then recharge the tenant the cost thereof. As an alternative, the owner is prepared to consider the sale of the freehold interest for which offers in the region of **£350,000** are invited.

LEGAL COSTS

Both parties are to be responsible for their own legal costs incurred in any sale and 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/unsold. In the event of a sale, confirmation of the tenure will be provided by the vendor's solicitors as part of the pre-contract enquiry process.

VACANT POSSESSION WILL BE GIVEN ON COMPLETION

BP/3338 24/03/16

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