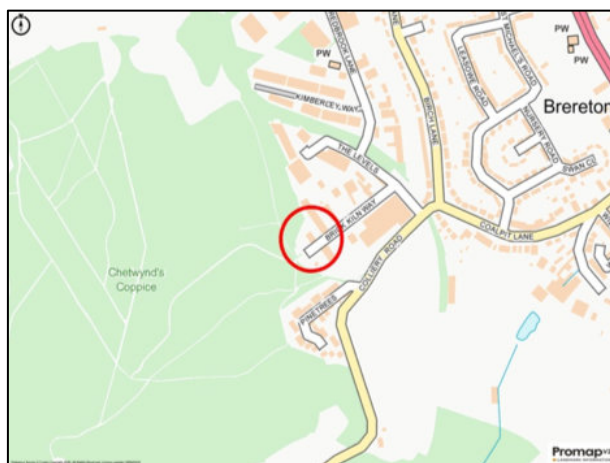




**New
Industrial/Warehouse Unit
To Let
in
Rugeley**



- **Unit No. 6a, Brick Kiln Way, The Levels, Industrial Estate, Brereton, Rugeley, Staffordshire, WS15 1RD**
- **3,105 sq.ft. (288.45 sq.m.)**
- **Incorporating mezzanine space of 860 sq.ft. (79.89 sq.m.)**
- **Newly constructed to a high specification with LED lighting**
- **Immediately available**
- **Office and kitchen facilities included**
- **Well-established industrial estate location**
- **Generous fenced surfaced yardage**

LOCATION

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

DESCRIPTION

The premises comprise a newly built warehouse/industrial unit 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.

The height to the eaves is 15ft. 8ins. (4.78m.) and access for loading and unloading purposes is by way of two manually-operated roller shutter doors each 11ft. 4ins. (3.48m.) wide by 13ft. 9ins. (4.18m.) high over a 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	SQ.FT.	SQ.M.
GROUND	Warehouse/production area including lobby, office, kitchen and WC facility.	2,245	208.56
MEZZANINE	Storage	860	79.89
TOTAL GROSS FLOOR AREA		3,105	288.45

EXTERNAL yardage surfaced in concrete and tarmacadam and 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. The office and amenity areas are fitted with electric storage radiators.

ASSESSMENTS

The local authority for rating purposes is Cannock Chase Council. The property has not yet been assessed for rating purposes. When available, the figure indicated will 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 39 within Band B. 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 **£19,250** per annum exclusive of rates 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. VAT is applicable in this instance.

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

27.04.2023