

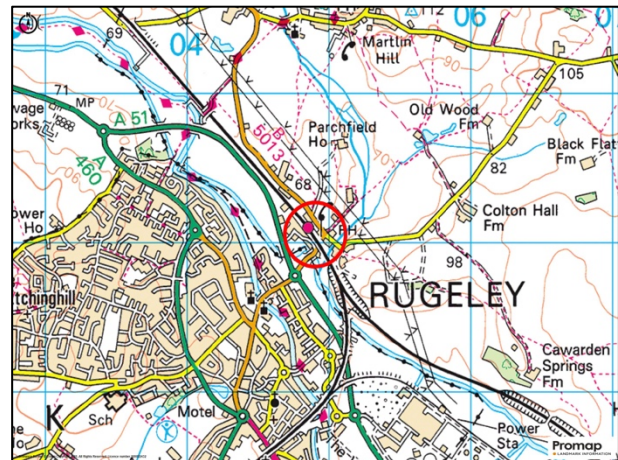


MILLAR SANDY
THE COMMERCIAL PROPERTY SPECIALISTS

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www.millarsandy.com

**Prominently Situated
Detached Office Building
To Let
in
Rugeley**



- **Station House, Station Road, Rugeley, Staffordshire, WS15 3HA.**
- 1,060 sq.ft. (98.47 sq.m.)
- Extensive private car parking
- Gas-fired central heating
- CCTV
- Fibre internet area
- Landscaped grounds
- Available for early occupation
- Rates free to qualifying occupiers

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LOCATION

The property is prominently situated at the entrance to the former Trent Valley Goods Yard just off Colton Road at its junction with Blithbury Road, immediately adjacent to Trent Valley Station and approximately three fifths of a mile north-east from Rugeley Town Centre. Stafford is about ten miles to the north, Cannock seven miles to the south-west and Lichfield approximately nine miles to the south-east. Trent Valley Station is on the West Coast mainline with connected services to London (2 hours) and other major cities to the north and south including Birmingham (53 mins.), Manchester and Liverpool (both approx. 1 hour).

DESCRIPTION

The property comprises a detached building originally constructed as the Stationmaster's house and is of largely two-storey rendered brick construction with single-storey extensions constructed in the same materials.

The accommodation provides rooms at ground and first floor levels, is carpeted, centrally heated, fitted with Cat 5 data lines and has been used for a number of years for office purposes.

Occupying a landscaped site with the benefit of private car parking, the property presents an ideal opportunity for a tenant to acquire a strategically located headquarters building of historic interest with excellent communications links to other surrounding towns and a direct connection to the national rail network.

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

FLOOR	DESCRIPTION	SQ.FT.	SQ.M.
Ground	Covered entrance way leading to :		
	Conference/Meeting Room	165	15.33
	Office No. 1	115	10.68
	Office No. 2	80	7.43
	Office No. 3 with access to large garden	235	21.83
	Kitchen	45	4.18
	Separate Male and Female WC facilities	-	-
First	Store	-	-
	Office No. 4	245	22.76
	Office No. 5	175	16.26
TOTAL NET FLOOR AREA		1,060	98.47

EXTERNAL car parking area surfaced in tarmacadam providing a minimum of twelve spaces with driveway access from Station Road. Landscaped areas with planting and lawns.

SERVICES

Mains water, electricity and gas are connected. Drainage is to a tank. The accommodation is centrally heated by hot-water radiators fed by a Worcester High Flow gas-fired boiler. Some air-conditioning is fitted.

ASSESSMENTS

The local authority for rating purposes is Lichfield District Council. The property is currently assessed at £5,800 with uniform business rates payable of £2,894.20 for the year ending March 2022 but with no rates payable by tenants meeting certain qualification requirements. 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 the property indicates an Asset Rating of 73 within Band C. 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 **£17,500** per annum with upward only rent reviews to be at three yearly intervals. The landlord will insure the whole of the property and then recharge the tenant the appropriate cost thereof. A service charge to cover the landlord's maintenance of the landscaped areas is also applicable.

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/2963 15.03.2022

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