



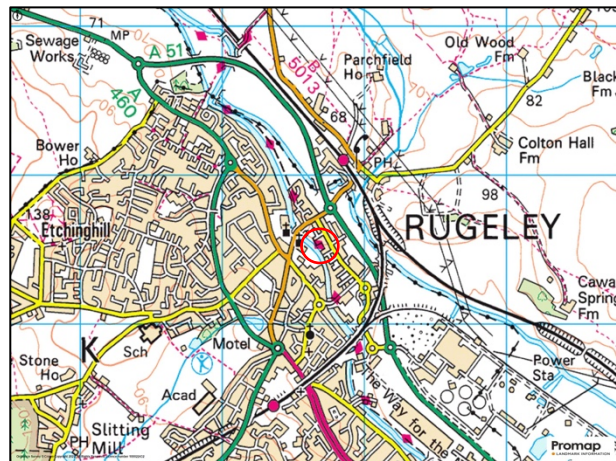
MILLAR SANDY
THE COMMERCIAL PROPERTY SPECIALISTS

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DUE TO RETIREMENT

**Freehold
Warehouse/Industrial Unit
For Sale
in
Rugeley**



- **Unit No. 20, Boston Industrial Estate, Power Station Road, Rugeley, Staffordshire, WS15 2HS**
- **6,170 sq.ft. (573.21 sq.m.)**
- **Detached building with mezzanine office space**
- **Available due to owner's retirement**
- **Enclosed yardage**
- **Close to A51 Rugeley bypass**
- **Gate secured development**

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LOCATION

The unit forms 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 with access to the M6 Motorway at Stafford and Cannock. 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, which is close by, is on the West Coast mainline with connected services to London and other major cities to the north and south including Birmingham, Manchester and Liverpool.

DESCRIPTION

The premises provide a detached single-storey warehouse/industrial unit with an L-shaped configuration and is of 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 15ft.10ins. (4.85m.) and access for loading and unloading purposes is by way of two manually-operated roller shutter doors 9ft.10ins. (3.02m.) wide by 13ft.1ins. (3.99m.) high over surfaced yardage.

The accommodation also provides mezzanine office space, is available as a consequence of the present owner's proposed retirement and would be suitable for a wide variety of manufacturing and distribution operations or for another commercial use subject to any planning consent required by the relevant local authority.

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

FLOOR	DESCRIPTION	SQ.FT.	SQ.M.
GROUND	Showroom, production/warehouse area, male and female WC facilities.	5,800	538.84
MEZZANINE	Office and storage space	370	34.37
	TOTAL GROSS FLOOR AREA	6,170	573.21
EXTERNAL enclosed yard area surfaced in tarmacadam bounded by palisade fencing with vehicular access from the main estate road through double security gates.			

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 currently assessed at £22,750. but will increase to £30,000 from April 2023. 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 61 within Band C. A full certificate with recommendations will be provided when available.

PRICE

Offers in the region of **£525,000** are invited for the benefit of the freehold interest. VAT is applicable in this instance.

LEGAL COSTS

Both parties are to be responsible for their own legal costs incurred in the sale 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 unsold.

VACANT POSSESSION WILL BE GIVEN ON COMPLETION

BP/3089

07.01.2023