

TO LET

- › Estate Road Frontage
- › Minimum Eaves Height 5.5m

RECENTLY REFURBISHED

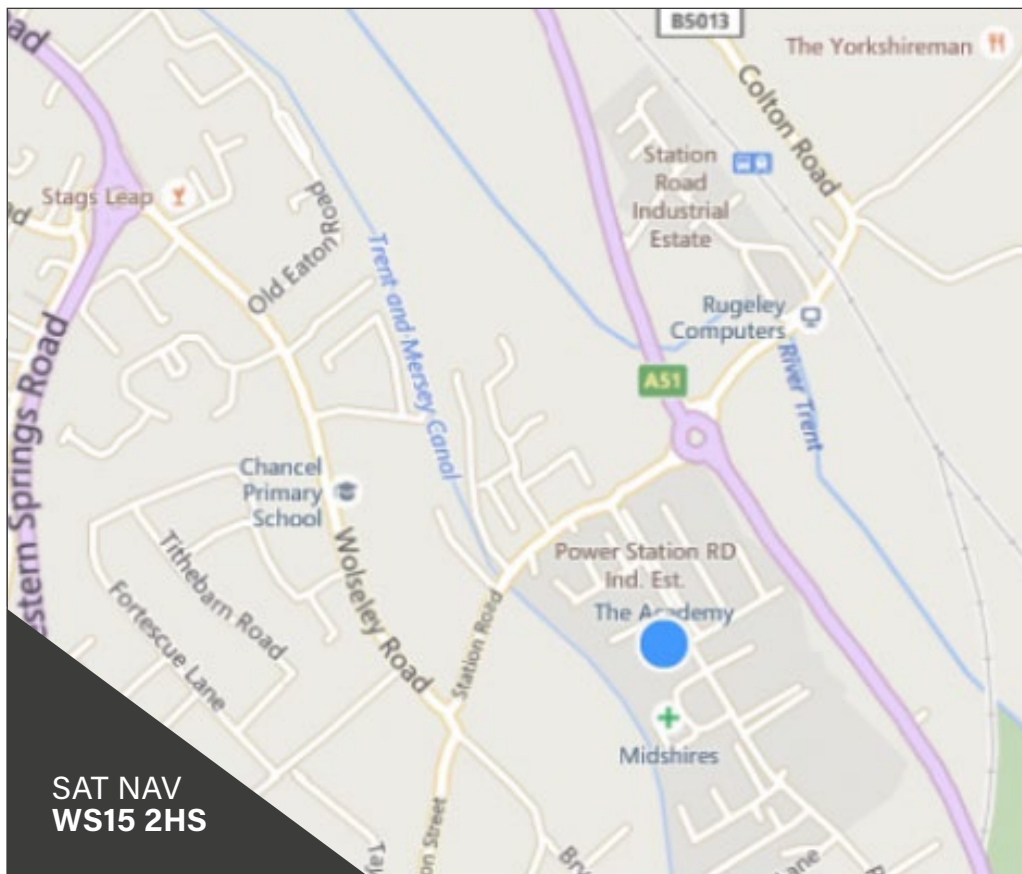
UNITS 1 & 2
TRENT BUSINESS PARK

POWER STATION ROAD, RUGELEY, STAFFORDSHIRE WS15 2HS

5,298 - 10,927 SQ FT (492.20 - 1,015.15 SQ M)

INDUSTRIAL WAREHOUSE / PRODUCTION UNIT

UNITS 1 & 2 TRENT BUSINESS PARK POWER STATION ROAD, RUGELEY, STAFFORDSHIRE WS15 2HS



LOCATION

Trent Business Park is located on Power Station Road approximately 1 mile from Rugeley town centre which is approximately 8 miles north east of Cannock and 7 miles south east of Stafford respectively.

- > **Rugeley Town Centre** - 1 mile
- > **Stafford** - 7 miles
- > **Cannock** - 8 miles

PROMINENT ESTATE ROAD FRONTAGE TO POWER STATION ROAD

DESCRIPTION

The recently refurbished property is semi detached and has prominent frontage to Power Station Road. The building comprises of a steel portal frame construction warehouse with a concrete floor, masonry and clad elevations under a pitched clad roof incorporating 10% translucent light panels. There is a gated concrete service yard with access in to the warehouse via the roller shutter doors.

ACCOMMODATION

All measurements are approximate:

	SQ FT	SQ M
Unit 1	5,298	492.20
Unit 2	5,629	522.95
Combined	10,927	1,015.15

RENT

Unit 1 - £31,800 per annum exclusive

Unit 2 - £33,800 per annum exclusive

Combined - £65,800 per annum exclusive

*Rents are quoted exclusive of VAT, Service Charge, Building Insurance, Utilities and any other outgoings.

LEASE

The premises are available on a Full Repairing & Insuring lease for a term of years to be agreed.

RATEABLE VALUE

£38,250 - Provided by the Valuation Office Agency

*The rateable value is currently based on Units 1 & 2 combined. If the units are taken individually, their rateable value will be re-assessed.

SERVICE CHARGE

We understand that a service charge is levied for the maintenance and upkeep of common parts and areas.

VAT

VAT will be charged on the above figures at the prevailing rate.

LEGAL COSTS

Each party to bear their own legal costs in this matter.

EPC

D (90)

PLANNING/USE

B1, B2 and B8 uses. Interested parties are advised to make their own enquiries with Cannock Chase Council Tel: 01543 462621

ANTI MONEY LAUNDERING

The anti money laundering regulations require identification checks are undertaken for all parties leasing property. Before a business relationship can be formed we will request proof of identification for the leasing entity.



VIEWINGS



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