



Hemlock House, Hyssop Close, Hawks Green, Cannock, Staffs, WS11 7FB

- Detached Self Contained Office Building
- Gross Internal Area 6,000 sq ft (557.4 sq m)
- Gas Fired Central Heating & some Air Conditioning
- Cellular and Open Plan Offices
- May Split Between Whole Ground/Whole First Floors
- EPC Rating: C-72



Printcode: 2026826

Hemlock House

Hyssop Close, Cannock

LOCATION

The property is situated on Hyssop Close just off Hemlock Way in the popular commercial area of Hawks Green. It lies approximately 1.5 miles from Cannock town centre and has excellent transport links to the Eastern Bypass connecting it to the A5 and T7 of the M6 Toll Road. Junctions 11 and 12 of the M6 motorway are approximately 3 and 4 miles away respectively.

DESCRIPTION

The property comprises a detached two storey purpose built office dating from around 1990. It offers a combination of cellular and open plan office accommodation together with kitchen and toilet facilities. Outside there are 16 allocated car parking spaces.

ACCOMMODATION

All measurements are approximate:

Ground Floor

Enclosed entrance porch, entrance hall with stairs leading to the first floor.

Multiple cellular offices.

Boardroom

Rear fire exit lobby with stairs

Kitchen having stainless steel sink unit, water heater, 4 cupboards, working surface

Two separate toilets with WCs and wash hand basins

GIA 3,000 sq ft (278.7 sq m)

First Floor

Large landing

Office 1 - Manager's Office with door to large open plan office.

Office 2 - Open plan office including small partitioned office.

Communications room and toilet having WC with wash hand basin.

Kitchen having butler sink, hot water heater and working surface with cupboards.

GIA 3,000 sq ft (278.7 sq m)

Outside

16 allocated car parking spaces.

RENT

£48,000 per annum plus VAT.

LEASE

The property is offered on a new 6 year lease with a 3 year rent review.

TERMS

Full repairing and insuring basis.

SECURITY BOND

The Landlord may require a security bond on this property.

FURTHER INFORMATION

The Landlord may consider splitting into ground floor and first floor suites.



PROPERTY REFERENCE

CA/BP/2432/a0826/KMC

LOCAL AUTHORITY

Cannock Chase Council Tel: 01543 462621.

RATEABLE VALUE

£29,500.00 - Valuation Office.

RATES PAYABLE

£12,744.00 - 2026/2027.

ENERGY PERFORMANCE CERTIFICATE

Energy Performance Certificate C-72.

SERVICE CHARGE

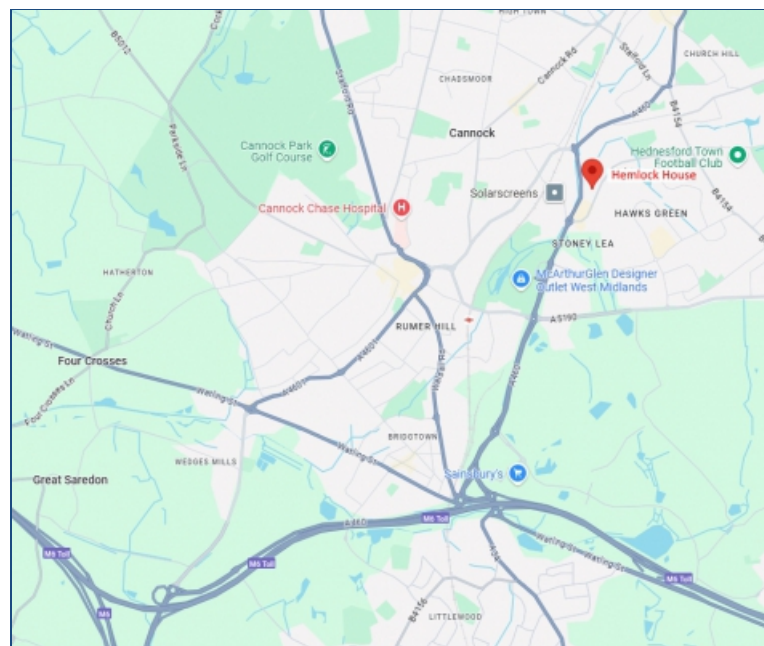
We understand that a service charge is levied for the maintenance and upkeep of the site.

LEGAL COSTS

All legal costs incurred in the preparation of the lease and counterpart lease together with any vat and stamp duty due thereon will be the responsibility of the incoming tenant.

VIEWING

Strictly by prior appointment with the Agent's Cannock office.



MISREPRESENTATION ACT 1967 & PROPERTY MISDESCRIPTION ACT 1991

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