



Ground Floor Anglesey House, Anglesey Court, Towers Business Park, Wheelhouse Road, Rugeley, Staffs, WS15 1UL

- COMING SOON
- Modern Ground Floor Accommodation
- Suitable for Office / Light Workshop Space
- Suites Available from 990 sq ft (92 sq m) to 4,446 sq ft (413 sq m)
- EPC Rating D-83



Printcode: 2018323

Ground Floor Anglesey House Anglesey Court, Towers Business Park, Rugeley

LOCATION

Towers Business Park occupies a prominent position fronting the Rugeley Bypass (A51) being approximately 6 miles north east of Cannock and 8 miles south east of Stafford.

DESCRIPTION

Towers Business Park provides modern purpose built estate. Anglesey House is a 2 storey prestigious office/light business unit which forms part of Towers Business Park. The ground floor is currently an open plan office with wc's and kitchen. The office can be let as a whole or be subdivided to create smaller individual self-contained office suites or light workshop space.

ACCOMMODATION

All measurements are approximate:

Ground Floor

UNIT NO.	SQ FT	SQ M
107	1,066	99
108	990	92
109	1,270	118
110	1,604	149
107 & 108	2,056	191
109 & 110	2,390	222
107 - 110	4,446	413

There will be allocated car parking.

RENT

From £7.50 psf pax plus VAT

VAT

The landlord reserves the right to charge VAT on the above figures as appropriate.

LEASE

A new 3 year FRI lease. A longer lease is subject to a 3 year rent review cycle.

TERMS

Full repairing and insuring basis.

MISREPRESENTATION ACT 1967 & PROPERTY MISDESCRIPTION ACT 1991

Messrs. Andrew Dixon & Company (and their joint agents, where applicable) for themselves and for the vendor(s) or lessor(s) of this property whose agents they are, give notice that: (1) The particulars are set out as a general outline for the guidance of intending purchasers or lessors, and do not constitute, nor constitute part of, an offer or contract. (2) Any information contained herein (whether in the text, plans or photographs etc.) is given in good faith but without responsibility and is believed to be correct. Any intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection and investigation or otherwise as to the correctness of each of them. (3) No employee of Messrs. Andrew Dixon & Company, has any authority to make or give representation or warranty whatsoever in relation to this property. (4) Whilst every care has been taken to prepare these particulars, we would be grateful if you could inform us of any errors or misleading descriptions found in order that we may correct them in our records. (5) Unless otherwise stated, no investigations have been made regarding pollution or potential land, air or water contamination. (6) IPMS 3 – office measurements can be made available by request.



PROPERTY REFERENCE

CA/BP/1854/0318/AWH

LOCAL AUTHORITY

Cannock Chase Council Tel: 01543 462621.

RATEABLE VALUE

To be reassessed.

RATES PAYABLE

To be reassessed.

ENERGY PERFORMANCE CERTIFICATE

Energy Performance Certificate Rating D-83.

SERVICE CHARGE

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

LEGAL COSTS

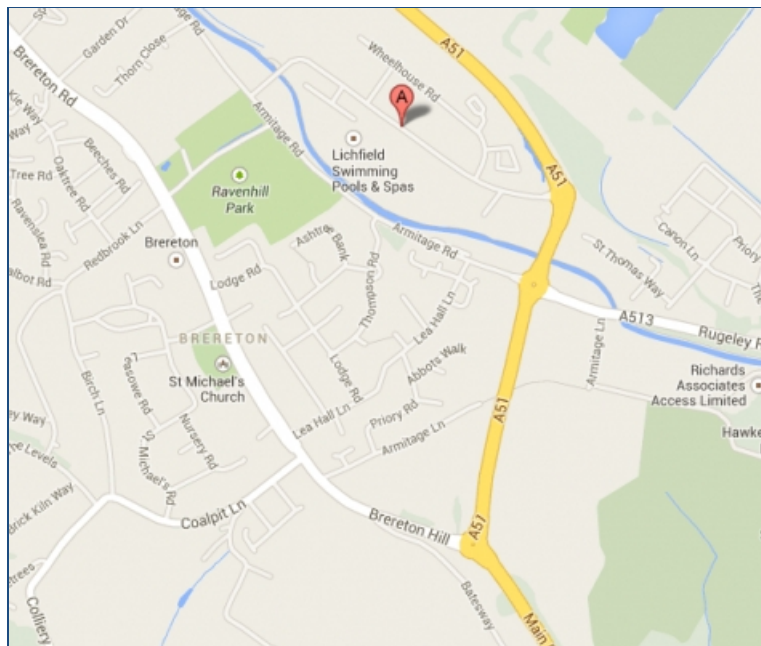
Each party to bear their own legal costs in this matter.

AVAILABILITY

From November, 2017.

VIEWING

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



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