



## Unit 5 Trent Business Park, Power Station Road Rugeley, Staffs, WS15 2HS

- Unit Approx 6,225 sq ft (558.3 sq m)
- Estate Road Frontage
- Minimum Eaves Height 5.5m
- Available for Immediate Occupation
- EPC Rating D-78



Printcode: 202171

# Unit 5 Trent Business Park Power Station Road, Rugeley

## 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.

## DESCRIPTION

The property which is a semi-detached unit has a prominent frontage to Power Station Road. It is of steel portal frame construction with masonry and clad elevations under a pitched clad roof incorporating 10% translucent light panels and a minimum eaves height of 5.5m. There is a concrete service yard with access to the roller shutter doors.

## ACCOMMODATION

All measurements are approximate:

Unit 5 approximately **6,225 sq ft (558.3 sq m)**

## RENT

£36,000 pax plus VAT

## VAT

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

## LEASE

A new 10 year lease subject to a rent review at the expiration of the 5th year of the term.

## TERMS

Full repairing and insuring basis.



## PROPERTY REFERENCE

CA/BP/2039A/a0721/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-78.

## 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

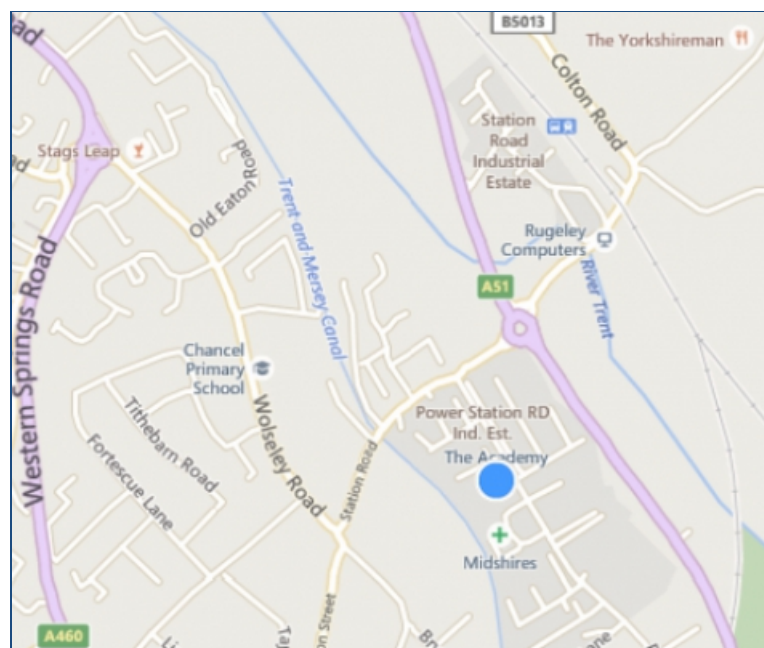
Immediate.

## VIEWING

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

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