



## The Annex at The Roller Mill, Teddesley Road Penkridge, Staffs, ST19 5BD

- Two Storey Modern Offices adjacent to a former Mill Premises
- Approximately 1,369 sq ft (127.2 sq m)
- Rural Location Edge of Village
- May Split
- EPC Rating C-66



Printcode: 2020115

# The Annex at The Roller Mill Teddlesley Road, Penkridge

## LOCATION

The property is situated in Penkridge in a semi-rural location. The A449 is approximately 2 minutes drive away giving swift access to Stafford to the north and Wolverhampton to the south. Junction 13 of the M6 motorway is approximately 3.5 miles distant. Penkridge's railway station provides links to Birmingham and Crewe.

## DESCRIPTION

The property comprises a modern 2 storey self-contained office building built around 2003. It stands adjacent to the former Mill which dates from around 1764. The property has a tarmacadam car parking area to the front. Could be split into left hand and right hand suites.

## ACCOMMODATION

All measurements are approximate:

	SQ FT	SQ M
<b>Ground Floor</b>		
Entrance hall with built-in store		
Ladies & disabled toilet with wc & wash hand basin		
Gents/disabled toilet with wc & wash hand basin		
<b>LEFT HAND SIDE – GROUND</b>		
Office 1 with built-in toilet and store	339	31.5
<b>LEFT HAND SIDE – FIRST</b>		
Office 4 – with sink	217	20.2
Office 5	240	22.3
<b>NIA</b>	<b>796</b>	<b>73.9</b>
<b>RIGHT HAND SIDE – GROUND</b>		
Office 6 – with built-in toilet & store	337	31.1
<b>RIGHT HAND SIDE – FIRST</b>		
Office 7	236	21.9
<b>NIA</b>	<b>573</b>	<b>53.2</b>
<b>Total NIA</b>	<b>1,369</b>	<b>127.2</b>

## RENT

£16,500 pax for the whole

## VAT

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

## LEASE

The property is offered on a new full repairing and insuring lease of 3 years or multiples thereof.

### 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/2010/a0120/KMC

## LOCAL AUTHORITY

South Staffordshire Council Tel 01902 696000.

## RATEABLE VALUE

To be reassessed. Whole of property £40,000 - Valuation Office.

## RATES PAYABLE

To be reassessed.

## ENERGY PERFORMANCE CERTIFICATE

Energy Performance Certificate C-66.

## SERVICE CHARGE

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

## 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 ingoing tenant.

## AVAILABILITY

January, 2020.

## VIEWING

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



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