



## Unit 121 Anglesey Court, Towers Business Park, Wheelhouse Road, Rugeley, Staffs, WS15 1UN

- Unit Approximately 1,662 sq ft (154.4 sq m)
- Modern Specification
- Eaves Height 5.5m to to Maximum 6.8m in the Apex
- 3 Phase Electricity Supply
- EPC Rating D-97



Printcode: 2021525

# Unit 121 Anglesey Court Towers Business Park, Wheelhouse Road, Rugeley

## PROPERTY REFERENCE

CA/BP/2145/AWH

## LOCAL AUTHORITY

Cannock Chase Council Tel: 01543 462621.

## 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 respectively.

## DESCRIPTION

Towers Business Park provides a modern purpose built estate. The individual units are of steel construction with curved roofs incorporating a maximum eaves height of approximately 5.5m up to a maximum of 6.8m in the apex with insulated cladding incorporating 10% translucent light panels. The elevations are also finished with insulated plastic coated cladding.

The accommodation includes a sub-metered 3 phase electricity supply and wc facilities.

## ACCOMMODATION

All measurements are approximate:

Unit approximately **1,622 sq ft (154.40 sq m)**

## RENT

£12,465 pax plus VAT.

## VAT

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

## LEASE

The premises are offered by way of a new FRI lease for a term to be agreed between the parties.

## TERMS

Full repairing and insuring basis.

## FURTHER INFORMATION

A 3 month rent deposit may be required dependant on covenant strength.

## RATEABLE VALUE

£7,900 - Valuation Office.

## RATES PAYABLE

£3,942.10 - 2021/2022.

## ENERGY PERFORMANCE CERTIFICATE

Energy Performance Certificate D-97.

## SERVICE CHARGE

We understand that a service charge is levied for the maintenance and upkeep of common parts and areas and for the current year this is £1,173.30 plus VAT.

## BUILDING INSURANCE

For the period June 2020 to June 2021 this is £891.94 plus VAT.

## LEGAL COSTS

Each party to be responsible for their own legal costs.

## AVAILABILITY

Immediate.

## VIEWING

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

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