



## 17 Wolverhampton Road, Cannock, Staffs, WS11 1AP

- Town Centre Offices To Let
- Approximately 1,091 sq ft (101.4 sq m) Net Internal Area
- Available Immediately
- Recently Refurbished
- EPC Rating E-104



Printcode: 2019815

# 17 Wolverhampton Road, Cannock

## LOCATION

The offices are situated on Wolverhampton Road in Cannock town centre. Cannock is situated approximately 7 miles south and 6 miles north of Rugeley town centre and Wolverhampton city centre respectively. The area benefits from good communications with direct access to Junctions 11 and 12 of the M6 motorway via the A5 and A460 trunk road and Junction T7 of the M6 Toll Road which is approximately 1 mile south of Cannock town centre.

## DESCRIPTION

The property comprises of ground and first floor office accommodation which has recently been refurbished and includes kitchen and WC facilities. The ground floor comprises of a large open plan office with a meeting room off it and front and rear entrances to the property. The ground floor also incorporates WC and kitchen facilities. The first floor provides 3 further offices together with a kitchen and WC facilities. Outside to the rear there is parking for 2 vehicles.

## ACCOMMODATION

All measurements are approximate:

### Ground floor

Open plan office approximately 558 sq ft (51.8 sq m)  
First meeting room approximately 122 sq ft (11.3 sq m)

Together with conservatory, kitchen and wc facilities

### First floor

First office approximately 178 sq ft (16.5 sq m)  
Second office approximately 79 sq ft (7.3 sq m)  
Third office approximately 155 sq ft (14.4 sq m)

Together with kitchen and wc facilities

**Net Internal Area approximately 1,091 sq ft (101.4 sq m)**

**Gross Internal Area approximately 1,533 sq ft (142.4 sq m)**

## RENT

£13,000 pax

## VAT

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

## LEASE

The property is offered on a new FRI lease 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/2015/AWH

## LOCAL AUTHORITY

Cannock Chase Council Tel: 01543 462621.

## RATEABLE VALUE

£7,600 - Valuation Office.

## RATES PAYABLE

£3,731.60 - 2019/2020.

## ENERGY PERFORMANCE CERTIFICATE

Energy Performance Certificate: E-104.

## SERVICE CHARGE

The landlord reserves the right to levy a service charge for the maintenance upkeep of common areas.

## LEGAL COSTS

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

## AVAILABILITY

Immediately.

## VIEWING

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



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