



## Unit 14 Ridings Park, Eastern Way, Cannock, Staffs, WS11 7FJ

- Detached Industrial Unit 7,822 sq ft (726.7 sq m) Overall
- Ground & First Floor Offices
- 8m Eaves Height
- Gas Fired Radiator Central Heating
- 15 Car Parking Spaces
- EPC Rating C-54



Printcode: 2021210

# Unit 14 Ridings Park Eastern Way, Cannock

## PROPERTY REFERENCE

CA/BP/2118/KMC

## LOCAL AUTHORITY

Cannock Chase Council Tel: 01543 462621.

## RATEABLE VALUE

£32,250 - Valuation Office.

## RATES PAYABLE

£16,092.75 - 2020/2021.

## ENERGY PERFORMANCE CERTIFICATE

Energy Performance Certificate C-54.

## SERVICE CHARGE

There is a service charge levied on the estate annually in arrears at cost. The charge is currently around 0.25p psf.

## 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

To be confirmed.

## VIEWING

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

## LOCATION

Ridings Park is situated on Eastern Way approximately 1.5 miles from Cannock town centre. The Eastern Way gives swift access to the A5 and T7 of the M6 Toll Road at Churchbridge. Junctions 11 & 12 of the M6 motorway are approximately 3 & 4 miles away respectively

## DESCRIPTION

The property comprises a detached industrial unit with a minimum eaves height of 8m and having built-in ground and first floor offices. It has 15 car parking spaces.

## ACCOMMODATION

All measurements are approximate:

Main Warehouse having rolller shutter door

Offices including reception area and general open plan office

Inner corridor having ladies/disabled toilet, gents toilet, staffroom and works toilets

**Gross Internal Area 6,383 sq ft (635 sq m)**

### First Floor

3 further offices

**Net Internal Area 984 sq ft (91.4 sq m)**

### Outside

15 car parking spaces

## RENT

£45,000 pax plus VAT.

## VAT

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

## LEASE

The property is offered on a new lease of a minimum 3 years.

## TERMS

Full repairing and insuring basis.

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**Tel: 01543 506640**

**www.adixon.co.uk**

The Woodlands  
4 Hallcourt Crescent, Cannock  
Staffordshire, WS11 0AB  
Fax : 01543 506654  
Email: enquiries@adixon.co.uk