TO LET

ANDREW DIXON & COMPANY

Chartered Surveyors & Commercial Property Consultants

INDUSTRIAL UNIT



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

Tel: 01543 506640 www.adixon.co.uk



Printcode: 202121

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

Unit 14 Ridings Park Eastern Way, Cannock

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 incluidng reception area and general open plan office

Inner corridor having ladies/disabled toilet, gents toilet, staffroom and LEGAL COSTS 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)

<u>Outside</u>

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.

MSREPRESENTATION 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 quidance 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

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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.

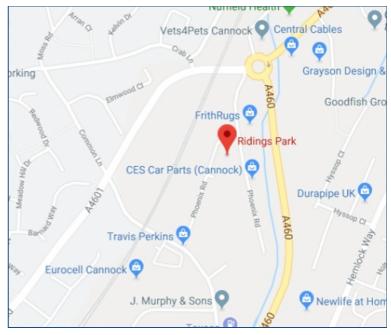
All legal costs incurred in the preparation of the lease and counterpart lease together with any vat and stamp duty due thereon will be the responsibility of the ingoing tenant.

AVAILABILITY

To be confirmed.

VIEWING

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



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