



## Offices at the Graduation Centre, Progress Drive Cannock, Staffs, WS11 0JF

- New Office Space
- 1,706 sq ft (158.49 sq m) **UNDER OFFER**
- 5,900 sq ft (548.1 sq m) AVAILABLE
- Suspended Ceilings, LED Lighting, IT & Power Floor Boxes
- Air Conditioning
- Ample Car Parking
- 1/2 mile from Junction T7 of the M6 Toll Road
- EPC Rating C-68



Printcode: 20240409

# Offices at The Graduation Centre Progress Drive, Cannock

## PROPERTY REFERENCE

CA/BP/1958(2)/a0124/ELH

## LOCAL AUTHORITY

Cannock Chase Council Tel: 01543 462621.

## LOCATION

The property is prominently located at the junction of Progress Drive and Walsall Road (A34) being approximately 3/4 of a mile south of Cannock town centre and within 1/2 a mile of junction T7 of the M6 Toll Road. Central Birmingham is approximately 16 miles south east and Stafford is approximately 9 miles to the north west.

## DESCRIPTION

The premises, which were originally constructed in 2002, have been extended and refurbished and provide modern office facilities to include:-

- Suspended Ceilings
- Carpeted/Tiled Floor Finishes
- IT & Power Floor Boxes
- LED Lighting
- Air Conditioning
- Potential Shared Conference Facilities

## ACCOMMODATION

All measurements are approximate:

Area 1 - 5,900 sq ft (548.1 sq m)

Area 2 - 1,706 sq ft (158.49 sq m) - UNDER OFFER

## RENT

The commencing rent is from £12.50 psf pax plus VAT.

## VAT

The landlord has elected to charge VAT on the above figures as appropriate.

## LEASE

The property is offered on a new 10 year lease subject to rent review at the expiration of the 5th year of the term.

## 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.

## ENERGY PERFORMANCE CERTIFICATE

Energy Performance Certificate Rating C-58.

## RATEABLE VALUE

To be assessed.

## SERVICE CHARGE

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

## LEGAL COSTS

Each party is to be responsible for their own legal and professional costs in relation to the lease and counterpart lease together with and VAT and stamp duty due thereon.

## AVAILABILITY

Fully available.

## VIEWING

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



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