

RORY MACK

ASSOCIATES



**UNIT 18 MORSTON COURT,
MORSTON, NORTON CANES,
CANNOCK, WS11 8JB**

**TO LET
£22,620 PAX**

- Modern semi-detached office extending to 2,035 sq ft
- Located within 1 mile of the M6 Toll via A460
- Very well presented throughout and available for immediate occupation
- Available by way of assignment of lease
- EPC: 82 (Band D)



UNIT 18 MORSTON COURT, MORSTON,

NORTON CANES, CANNOCK, WS11 8JB.

GENERAL DESCRIPTION

A modern semi-detached office premises of attractive brick elevations supporting a pitched tiled roof with glazed entrance doors. The property forms part of a popular business centre on the edge of Cannock and is predominantly arranged in open plan together with a private office/boardroom formed out of glazed panels together with nine designated car parking spaces. Very well presented throughout the accommodation benefits from suspended ceilings, skirting trunking and wall mounted electric heaters. There are a number of items of office furniture which can also be made available by way of separate agreement.

LOCATION

Morston Court is a modern development of 20 self-contained offices of varying sizes conveniently located off Blakeney Way which connects the A460 which in turn provides direct access to the A5, A34 and M6 Toll. The development is located approx. 1 ½ miles to the south of Cannock town centre and approx. 15 miles northwest of Birmingham and 28 miles to the south of Stoke on Trent.

SERVICES

Mains electric, water and drainage connected. Heating is via wall mounted electric heaters. No services have been tested by the agents.

VAT

The rent is subject to VAT.

TENURE

The property is available by way of assignment of a Full Repairing and Insuring lease which commenced 1st December 2016 and expires 30th November 2026. The passing rent is £22,620.50 pa and at the 5th anniversary rent review nil increase was recorded.

Incentives can be made available by way of either rent free or reduced rent until the end of the term by negotiation. A new lease direct with the landlord is also available on terms to be agreed. Please contact the agent for more details. Each party to bear their own legal costs.

BUSINESS RATES

Unit 18:

Rateable Value: £20,250
Rates Payable: £10,104.75 pa (23/24)

Car Parking Spaces 1-6 at Unit 18:

Rateable value: £660

ACCOMMODATION

Ground Floor:

Entrance Hall: 906 sq ft
Office: 31 sq ft
Kitchen: 47 sq ft
WC --

First Floor:

Office: 1,051 sq ft

Total NIA: 2,035 sq ft

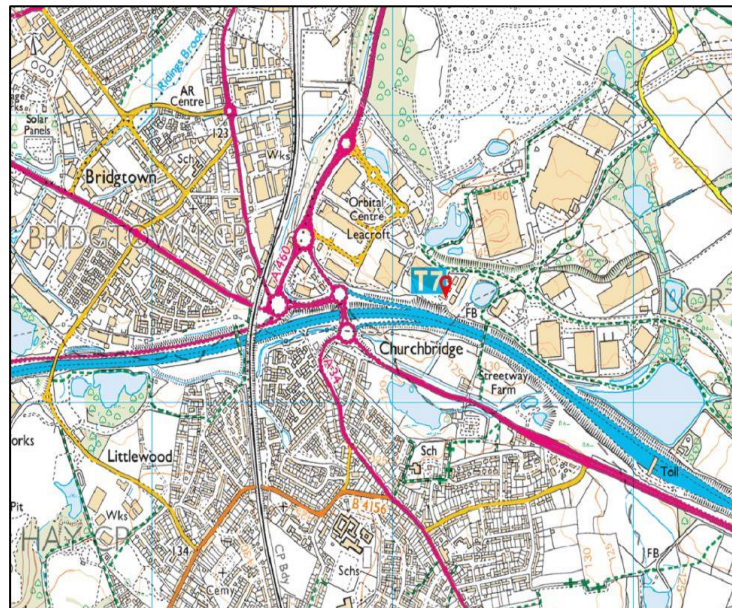
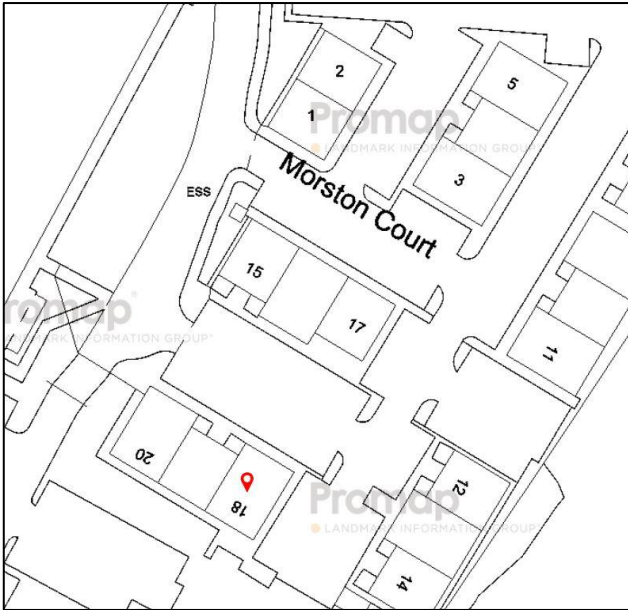
9 designated car parking spaces in the service carpark.

ANTI MONEY LAUNDERING REGULATIONS

In accordance with the anti-money laundering regulations, two forms of identification will be required (e.g. photographic driving license, passport, utility bill) from the applicant and a credit check may also be required, the cost of which will be the responsibility of the applicant. Where appropriate we will also need to see proof of funds.



**UNIT 1 MORSTON COURT, MORSTON,
NORTON CANES, CANNOCK, WS11 8JB.**



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements