## ANDREW DIXON & COMPANY

**Chartered Surveyors & Commercial Property Consultants** 



## OFFICES



# First Floor, Anglesey House, Anglesey Court, Towers Business Park, Wheelhouse Road, Rugeley, Staffs, WS15 1UZ

- Modern First Floor Accommodation
- Approximately 5,177 sq ft (480.95 sq m)
- EPC Rating C-55

# Tel: 01543 506640 www.adixon.co.uk



Printcode: 2024221

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

## First Floor, Anglesey House Anglesey Court, Rugeley

#### **LOCATION**

Towers Business Park occupies a prominent position fronting the Rugeley Bypass (A51) being approximately 6 miles north east of Cannock and 8 miles south east of Stafford.

#### DESCRIPTION

Towers Business Park provides a modern purpose built estate. Anglesey House is a 2 storey prestigious office/light business unit which forms part of Towers Business Park. The first floor is currently an open plan office with WC's and kitchen.

#### ACCOMMODATION

All measurements are approximate:

First Floor - approximately 5,177 sq ft (480.95 sq m)

There will be allocated car parking.

#### RENT

£56,950 pax plus VAT.

### VAT

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

#### LEASE

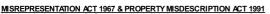
A new 3 year FRI lease. A longer lease is subject to a 3 year rent review cycle.

#### TERMS

Full repairing and insuring basis.

#### **BUILDINGS INSURANCE**

The landlord insures the premises and recharges back to the tenant. We understand this is £110.66 plus VAT for the current year.



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/2190/AWH

LOCAL AUTHORITY Cannock Chase Council Tel: 01543 462621.

#### **RATEABLE VALUE** To be reassessed.

**RATES PAYABLE** 

### To be reassessed.

#### **ENERGY PERFORMANCE CERTIFICATE**

Energy Performance Certificate Rating C-55.

#### SERVICE CHARGE

We understand that a service charge is levied for the maintenance and upkeep of common parts and areas. We understand that this is £11,970.84 plus VAT for the current year.

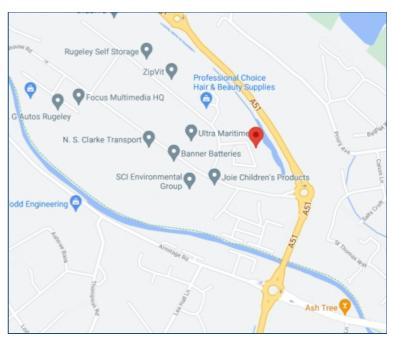
#### LEGAL COSTS

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

#### **AVAILABILITY** TBC

### VIEWING

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



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