



## 11, Queen Street, Cannock, Staffs, WS11 1AE

- Detached Office Building in Town Centre
- Approximately 1,030 sq ft (95.6 sq m)
- Allocated Car Parking
- EPC Rating: E-103



Printcode: 20240426

# 11 Queen Street, Cannock

## LOCATION

The property is situated in Queen Street which is best approached from either Newhall Street or Wolverhampton Road. The offices are situated within walking distance of the main town centre and is suitable for a professional office use.

## DESCRIPTION

The property comprises a detached two storey office building providing 3 ground floor and 3 first floor offices together with kitchen and wc facilities. To the rear there is a car park providing 11 car parking spaces. The ingoing tenant will be allocated 8 car parking spaces within the car park.

## ACCOMMODATION

All measurements are approximate:

### Ground Floor

Office 1 11ft 10ins x 12ft 10ins (3.6m x 3.91m)

Rear hallway with under stair storage cupboard and rear entrance door

Office 2 11ft 10ft x 12ft 10ins (3.6m x 3.91m)

Kitchen, Ladies & Gents wc

Office 3 16ft x 12ft 10ins (4.88m x 3.91m)

### First Floor

Landing

Office 4 11ft 10ins x 12ft 10ins (3.6m x 3.91m)

Office 5 11ft 10ins x 13ft (3.6m x 3.96m)

Office 6 16ft 3ins x 13ft 1ins (4.95m x 3.99m)

**Total NIA 1,030 sq ft (95.6 sq m)**

### Outside

8 allocated car parking spaces.

## RENT

£12,750 pax plus VAT.

## VAT

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

## LEASE

The property is available on a new lease to be based on a three year upward only rent review pattern on a full repairing and insuring basis.

## 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.

## PROPERTY REFERENCE

CA/BP/2298/AWH

## LOCAL AUTHORITY

Cannock Chase Council Tel: 01543 462621.

## RATEABLE VALUE

£9,500 - Valuation Office.

## RATES PAYABLE

£4,740.50 - 2024/2025.

## ENERGY PERFORMANCE CERTIFICATE

Energy Performance Certificate E-103.

## SERVICE CHARGE

The landlord reserves the right to levy a service charge for the upkeep and maintenance of common areas.

## LEGAL COSTS

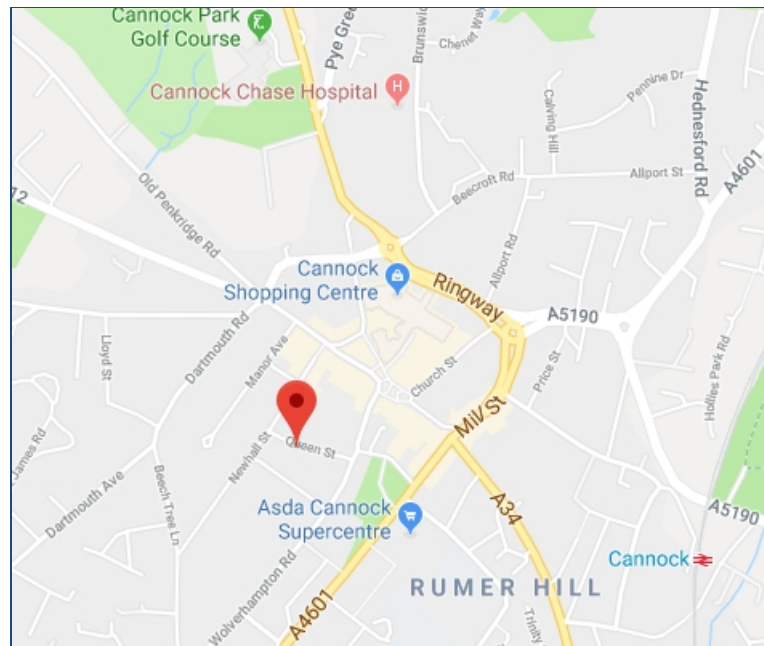
Each party to bear their own legal costs.

## AVAILABILITY

May, 2024.

## VIEWING

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



**Tel: 01543 506640**

**www.adixon.co.uk**

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