



## Ground Floor Towers Point, Towers Business Park, Wheelhouse Road, Rugeley, Staffs, WS15 1UN

- Modern Ground Floor Office in Towers Point
- Approximately 1,426 sq ft (132.47 sq m)
- Allocated Car Parking
- EPC Rating B-47



Printcode: 20250320

# Ground Floor Towers Point, Towers Business Park, 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. Towers Point is a 5 storey prestigious office tower which forms a focal point for Towers Business Park. The building provides individual self-contained office suites by floor. The glass clad building also provides a passenger lift with conventional stair access to the floors.

## ACCOMMODATION

All measurements are approximate:

The ground floor provides approximately **1,426 sq ft (132.47 sq m)** of office space to include kitchen & wc facilities.

The office benefits from fibre broadband and are networked throughout. The office is open plan together with a glazed meeting room.

## Outside

There are allocated car parking spaces.

## RENT

£11,408 pax plus VAT quarterly in advance.

## 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.

## RATEABLE VALUE

£11,000 - Valuation Office.

## RATES PAYABLE

£5,489 - 2025/2026.

## MISREPRESENTATION ACT 1967 & PROPERTY MISDESCRIPTION ACT 1991

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## PROPERTY REFERENCE

CA/BP/2229/a0325/AWH

## LOCAL AUTHORITY

Lichfield District Council Tel: 01543 308000.

## ENERGY PERFORMANCE CERTIFICATE

Energy Performance Certificate Rating B-47.

## SERVICE CHARGE

We understand that a service charge is levied for the maintenance and upkeep of common parts and areas. For the current year, this is £4,970.68 pax plus VAT payable quarterly.

## LEGAL COSTS

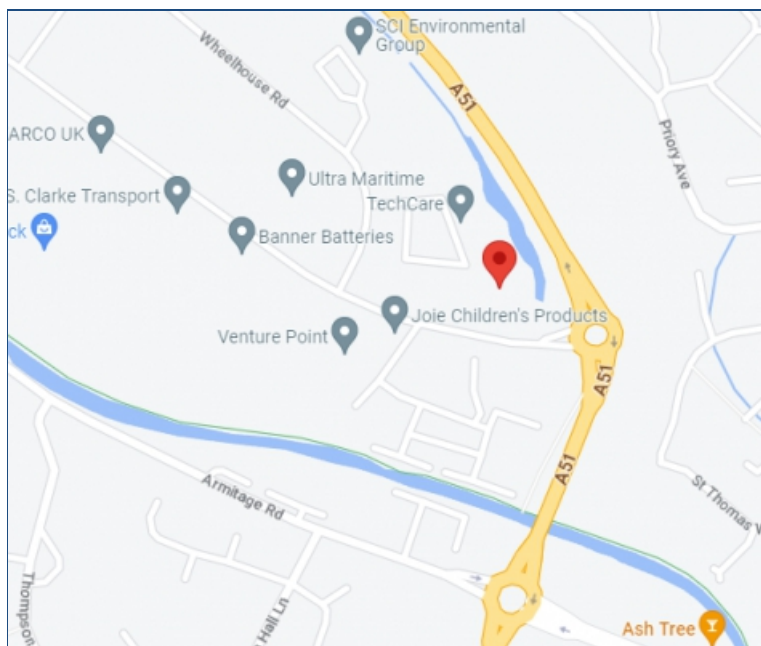
Each party to pay their own legal costs.

## AVAILABILITY

Immediate.

## VIEWING

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



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