



## Units 219 - 220 Wolseley Court, Towers Business Park, Wheelhouse Road, Rugeley, Staffs, WS15 1UZ

- Modern Specification Unit
- Newly Refurbished
- Total Area Approx 5,120 sq ft (475.6 sq m)
- EPC Rating D-82



Printcode: 202073

# Units 219 - 220 Wolseley Court. Towers Business Park, Rugeley

## PROPERTY REFERENCE

CA/BP/1931/a0720AWH

## LOCAL AUTHORITY

Cannock Chase Council Tel: 01543 462621.

## 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 respectively.

## DESCRIPTION

Towers Business Park provides a modern purpose built estate. The unit is of steel construction with a curved roof and a minimum eaves height of 5.5m. There is insulated cladding incorporating 10% translucent light panels. The elevations are also finished with insulated plastic coated cladding.

## ACCOMMODATION

All measurements are approximate:

**Warehouse 5,120 sq ft (475.6 sq m)**

## RENT

£30,750 pax plus VAT.

## VAT

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

## LEASE

A new occupational lease for a term to be agreed between the parties subject to a rent review at the expiration of the 3rd year of the lease.

## TERMS

Full repairing and insuring basis.

## RATEABLE VALUE

£20,250 - Valuation Office.

## RATES PAYABLE

£10,104.75 - 2020/2021.

## ENERGY PERFORMANCE CERTIFICATE

EPC Rating D-82.

## SERVICE CHARGE

We understand that a service charge is levied for the maintenance and upkeep of common parts and areas and for the current year is £0.66 psf.

## LEGAL COSTS

Each party to bear their own legal costs.

## AVAILABILITY

Immediately.

## VIEWING

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

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