



Left Hand Suite, Ground Floor, Ridings House, Ridings Park, Cannock, Staffs, WS11 7FH

- Ground Floor Office Suite in Prestigious Building
- Approximately 1,480 sq ft (137.5 sq m)
- Open Plan and Cellular Offices
- 8 Car Parking Spaces
- EPC Rating C-75



Printcode: 2026427

Left Hand Suite, Ground Floor, Ridings House Ridings Park, Cannock

LOCATION

Ridings Park is situated just off the A460 Eastern Way approximately 1.5 miles from Cannock town centre and all its amenities. Access to T7 of the M6 Toll Road is approximately 5 minutes drive away with junctions 11 & 12 of the M6 motorway being approximately 3 & 4 miles away respectively.

DESCRIPTION

Ridings House is situated at the entrance to Ridings Park, a commercial industrial estate built in 2000. The property comprises a purpose built detached two storey office of which the ground floor left hand side suite is available. The suite shares kitchen and toilet facilities with one other tenant and benefits from gas fired radiator central heating. There are 8 car parking spaces.

ACCOMMODATION

All measurements are approximate:

Ground Floor

Shared entrance lobby, shared reception area with corridor leading to shared ladies toilets, gents, toilets and disabled toilet and kitchen

Left Hand Suite approximately **1,480 sq ft (137.5 sq m)**

Main office with 4 individual offices off & meeting room

Outside

Car parking for 8 vehicles.

RENT

£14,000 pax plus VAT.

VAT

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

LEASE

A new lease of 6 years with a 3 year rent review.

TERMS

Internal repairing and insuring basis.

SERVICE CHARGE

A service charge is levied for the external maintenance and shared site services. This is currently around £1,550 per annum plus VAT. The electricity, gas and water will be recharged on a monthly basis.

LEGAL COSTS

All legal costs incurred in the preparation of the lease and counterpart lease together with any vat and stamp duty due thereon will be the responsibility of the incoming tenant.

MISREPRESENTATION ACT 1967 & PROPERTY MISDESCRIPTION ACT 1991

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PROPERTY REFERENCE

CA/BP/2519/KMC

LOCAL AUTHORITY

Cannock Chase Council Tel: 01543 462621.

RATEABLE VALUE / RATES PAYABLE

To be reassessed.

ENERGY PERFORMANCE CERTIFICATE

Energy Performance Certificate C-75.

FURTHER INFORMATION

A security deposit will be taken by the Landlord and held throughout the term.

VIEWING

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



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