



Suite 1 Ground Floor, Commerce House, Ridings Park Cannock, Staffs, WS11 7FJ

- Office Approximately 1,240 sq ft (115.2 sq m)
- Gas Fired Radiator Central Heating
- 6 Car Parking Spaces
- Popular Estate
- EPC Rating: C-63



Printcode: 20251119

Suite 1 Ground Floor, Commerce House Ridings Park, Cannock

LOCATION

Ridings Park is situated just off the Eastern Way approximately 1.5 miles from Cannock town centre. The Eastern Way provides a swift link to the A5 and junction T7 of the M6 Toll Road at Churchbridge approximately 1.5 miles away. Junctions 11 and 12 of the M6 motorway area approximately 3 and 4 miles away respectively.

DESCRIPTION

The property comprises a ground floor suite in a prestigious three storey office building of brick construction with tiled roof. There are toilet and kitchen facilities on each floor and a passenger lift. Outside there is a tarmac car parking area immediately adjacent to the building.

ACCOMMODATION

All measurements are approximate:

- Entrance Hall
- Inner lobby with lift
- Rear hall with shared amenities
- Disabled toilet with wc and wash hand basin
- Ladies toilet with 3 cubicles and 3 wash hand basins
- Gents toilet with 2 cubicles, 2 urinals and 2 wash hand basins
- Kitchen

Office 1 - Front Left Suite

Open plan office with comms room, private office and boardroom off

Net Internal Area 1,240 sq ft (115.2 sq m)

Outside

6 allocated car parking spaces: Numbers 72 - 75 inclusive, 20 & 21.

RENT

£11,200 pax plus VAT.

VAT

VAT will be charged on the above figures at the prevailing rate.

SERVICE CHARGE

A site service charge is levied for the annual period 1st April to 31st March. The cost of gas, electricity and water is shared between the tenants on the ground floor. Cleaning, janitorial supplies and fire equipment and testing are billed out separately on a pro-rata basis.

LEASE

The premises are offered on a new 6 year lease with a three year rent review.

TERMS

Internal repairing and insuring basis.

FURTHER INFORMATION

A security deposit of £3,360 will be taken and held throughout the term.

MISREPRESENTATION ACT 1967 & PROPERTY MISDESCRIPTION ACT 1991

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PROPERTY REFERENCE

CA/BP/2400/a1125/KMC

LOCAL AUTHORITY

Cannock Chase Council Tel: 01543 462621.

RATEABLE VALUE

£8,800 - VOA.

RATES PAYABLE

£4,391.20 - 2025/2026.

ENERGY PERFORMANCE CERTIFICATE

Energy Performance Certificate C-63.

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 ingoing tenant.

VIEWING

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



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