



## Unit 4 Power Park, Towers Business Park, Wheelhouse Road, Rugeley, Staffs, WS15 1UZ

- Approximately 8,000 sq ft (743.1 q m)
- Shared Concrete Surfaced Yard
- Perimeter Paladine Fencing
- Eaves Height Approx 6.9m
- EPC Rating C-57



Printcode: 2025430

# Unit 4 Power Park Towers Business Park, Rugeley

## LOCATION

The property is situated within a modern development begun approximately 2 miles south east of Rugeley town centre and benefiting from good road communications with direct access to the A51 truck road which links Rugeley with Lichfield approximately 9 miles to the south. Other occupiers within Towers Business Park include Amazon and Ultra Electronics.

## DESCRIPTION

The property forms part of a terrace of 3 similar designed units being constructed in 2002 incorporating a traditional steel portal frame with brick and block cavity walls to approximately 2.4m and profile insulated metal cladding above. The roof is of similar insulated profile metal cladding incorporating 15% double skin roof lights.

The eaves height is approximately 6.9m and there is a single electrically operated roller shutter door leading on to the concrete surfaced yard area.

Internally there is a reception with general administration office, staff and wc facilities and a storage area on the ground floor. The first floor includes open plan and individual offices.

The warehouse has a clear working area and externally the site is accessed via a gated entrance shared with the adjoining unit 3 and providing yard/storage together with approximately 18 car parking spaces.

## ACCOMMODATION

All measurements are approximate:

	SQ FT	SQ M
<u>Ground</u>		
Storage Area	1,999	185.7
Warehouse	4,002	371.7
<u>First</u>		
Offices	1,999	185.7
<b>Total</b>	<b>8,000</b>	<b>743.1</b>

## RENT

£55,000 pax plus VAT

## VAT

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

## LEASE

A new 6 year FRI lease subject to a 3 year rent review.

## TERMS

Full repairing and insuring basis.

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## PROPERTY REFERENCE

CA/BP/2421/ELH

## LOCAL AUTHORITY

Cannock Chase Council Tel: 01543 462621.

## RATEABLE VALUE

£33,250 - VOA.

## RATES PAYABLE

£16,591.75 - 2025/2026.

## ENERGY PERFORMANCE CERTIFICATE

Energy Performance Certificate C-57.

## SERVICE CHARGE

We understand that a service charge is levied for the maintenance and upkeep of common parts and areas.

## LEGAL COSTS

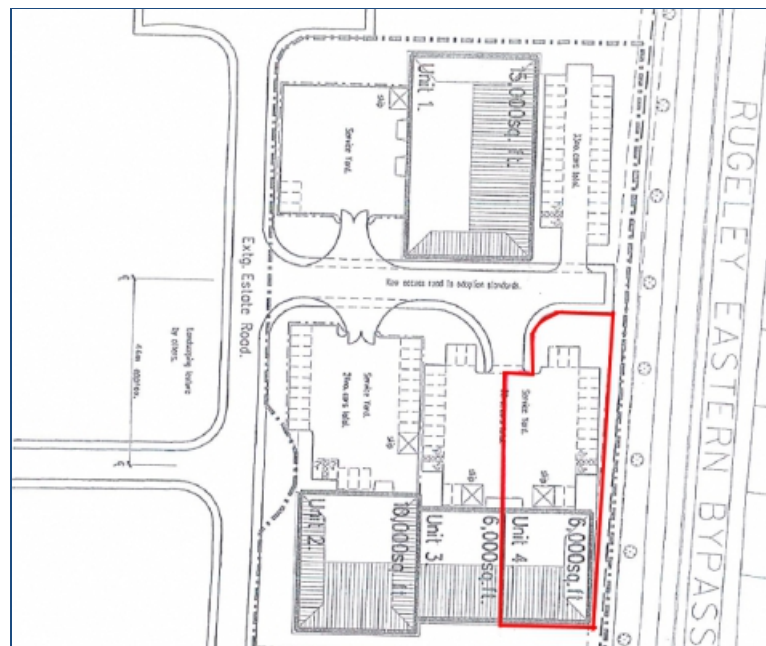
Each party is to be responsible for their own legal costs.

## AVAILABILITY

Immediate.

## VIEWING

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



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