



**Unit 209 Wolseley Court, Towers Business Park,
Wheelhouse Road, Rugeley, Staffs., WS15 1UZ**

- Modern Specification Unit
- Total Area Approx. 1,836 sq ft (170.6 sq m)
- Newly Refurbished
- EPC - D-86



Printcode: 202073

Unit 209 Wolseley Court Towers Business Park, Rugeley

PROPERTY REFERENCE

CA/BP/1930/a0720/AWH

LOCAL AUTHORITY

Cannock Chase Council 01543 462621.

RATEABLE VALUE

To be re-assessed.

RATES PAYABLE

To be re-assessed.

ENERGY PERFORMANCE CERTIFICATE

D-86.

SERVICE CHARGE

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

LEGAL COSTS

Each party to bear their own legal costs.

AVAILABILITY

Immediately.

VIEWING

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

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 units are of steel construction with a curved roof and a minimum eaves height of approximately 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:

UNIT	SQ FT	SQ M	EPC
209	1,836	170.6	D-86

RENT

£13,800 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.

MISREPRESENTATION ACT 1967 & PROPERTY MISDESCRIPTION ACT 1991

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