ANDREW DIXON & COMPANY

Chartered Surveyors & Commercial Property Consultants

TO LET

OFFICES



Phoenix House Business Centre, Hemlock Park, Hyssop Close, Hawks Green, Cannock, Staffs, WS11 7GA

- Last Remaining Office: 142 sq ft (13.19 sq m)
- Flexible Lease
- Fully Inclusive Rent
- Car Parking Available
- EPC Rating D-79

Printcode: 20261119

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Phoenix House Business Centre
Hemlock Park, Cannock



LOCATION
Phoenix House is situated just off Hyssop Close, which is best approached from Hemlock Way. It lies approximately 2.5 miles from Cannock town centre with easy access to the Eastern Way and onto the A5. Access to the M6 motorway at Junction no's 11 & 12 are approximately 4 miles and 3.5 miles away respectively.

DESCRIPTION
The premises comprises of ground and first floor offices within a hexagonal building, being located in an established business area. Car parking on site.

ACCOMMODATION
All measurements are approximate:

OFFICE	FLOOR	SQ FT	RENT PLUS VAT	AVAILABLE
16	First	142 sq ft (13.19 sq m)	£260.33 pcm	Immediate

RENT
£260.33 pcm plus VAT.

VAT
VAT to be charged in addition.

LEASE
The offices are offered on a Flexible Lease.

TERMS
The rent is fully inclusive of all services, but the tenant is responsible for the installation and running of any telephones and equipment. Refuse collection is also charged additionally to each office at approx £10 plus VAT per quarter.

RENT DEPOSIT
A one month rent deposit is taken and held throughout the term.

PROPERTY REFERENCE
CA/BP/0314/a1126/AWH

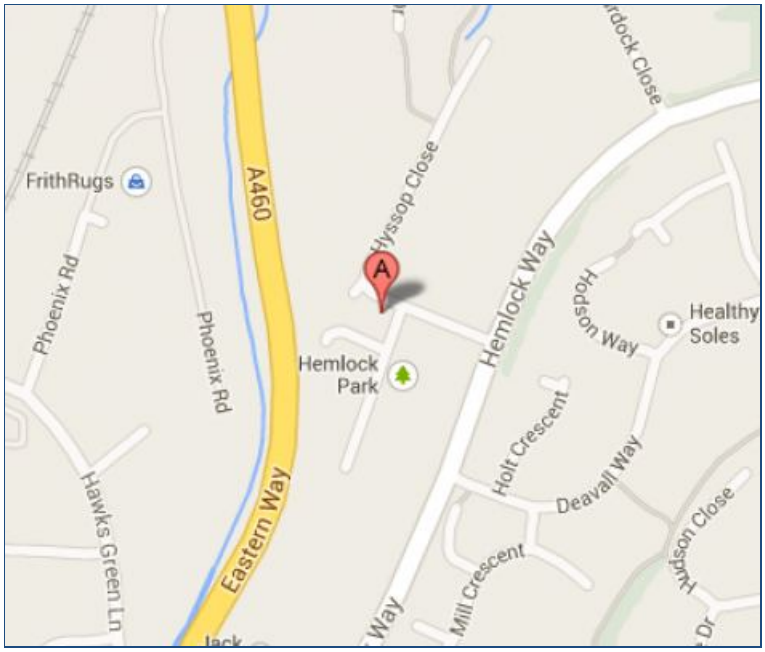
LOCAL AUTHORITY
Cannock Chase District Council. Tel: 01543 462621.

ENERGY PERFORMANCE CERTIFICATE
Energy Performance Certificate Rating D-79.

LEGAL COSTS
The Landlord issues the Lease to the tenant who is responsible for paying the Landlords costs in the matter.

AVAILABILITY
Immediate.

VIEWING
Strictly by prior appointment with the Agent's Cannock Office.



MISREPRESENTATION ACT 1967 & PROPERTY MISDESCRIPTION ACT 1991
Messrs. Andrew Dixon & Company (and their joint agents, where applicable) for themselves and for the vendor(s) or lessor(s) of this property whose agents they are, give notice that : (1) The particulars are set out as a general outline for the guidance of intending purchasers or lessors, and do not constitute, nor constitute part of, an offer or contract. (2) Any information contained herein (whether in the text, plans or photographs etc.) is given in good faith but without responsibility and is believed to be correct. Any intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection and investigation or otherwise as to the correctness of each of them. (3) No employee of Messrs. Andrew Dixon & Company. has any authority to make or give representation or warranty whatsoever in relation to this property. (4) Whilst every care has been taken to prepare these particulars, we would be grateful if you could inform us of any errors or misleading descriptions found in order that we may correct them in our records. (5) Unless otherwise stated , no investigations have been made regarding pollution or potential land, air or water contamination. (6) IPMS 3 – office measurements can be made available by request.

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