ANDREW DIXON & COMPANY

Chartered Surveyors & Commercial Property Consultants

TO LET

OFFICES



Ground Floor Towers Point, Towers Business Park, Wheelhouse Road, Rugeley, Staffs, WS15 1UN

- Modern Ground Floor Office in Towers Point
- Approximately 1,426 sq ft (132.47 sq m)
- Allocated Car Parking
- EPC Rating B-47

Printcode: 20260903

Tel: 01543 506640
www.adixon.co.uk

The Woodlands
4 Hallcourt Crescent, Cannock
Staffordshire, WS11 0AB
Fax : 01543 506654
Email: enquiries@adixon.co.uk

Ground Floor Towers Point, Towers Business Park, Rugeley



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.

DESCRIPTION

Towers Business Park provides a modern purpose built estate. Towers Point is a 5 storey prestigious office tower which forms a focal point for Towers Business Park. The building provides individual self-contained office suites by floor. The glass clad building also provides a passenger lift with conventional stair access to the floors.

ACCOMMODATION

All measurements are approximate:

The ground floor provides approximately **1,426 sq ft (132.47 sq m)** of office space to include kitchen & wc facilities.

The office benefits from fibre broadband and are networked throughtout. The office is open plan together with a glazed meeting room.

Outside

There are allocated car parking spaces.

RENT

£11,408 pax plus VAT quarterly in advance.

VAT

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

LEASE

A new 3 year FRI lease. A longer lease is subject to a 3 year rent review cycle.

TERMS

Full repairing and insuring basis.

RATEABLE VALUE

£13,000.00 - Valuation Office.

RATES PAYABLE

£5,616.00 - 2026/2027.

PROPERTY REFERENCE

CA/BP/2229/a0326/AWH

LOCAL AUTHORITY

Lichfield District Council Tel: 01543 308000.

ENERGY PERFORMANCE CERTIFICATE

Energy Performance Certificate Rating B-47.

SERVICE CHARGE

We understand that a service charge is levied for the maintenance and upkeep of common parts and areas. For the current year, this is £4,970.68 pax plus VAT payable quarterly.

LEGAL COSTS

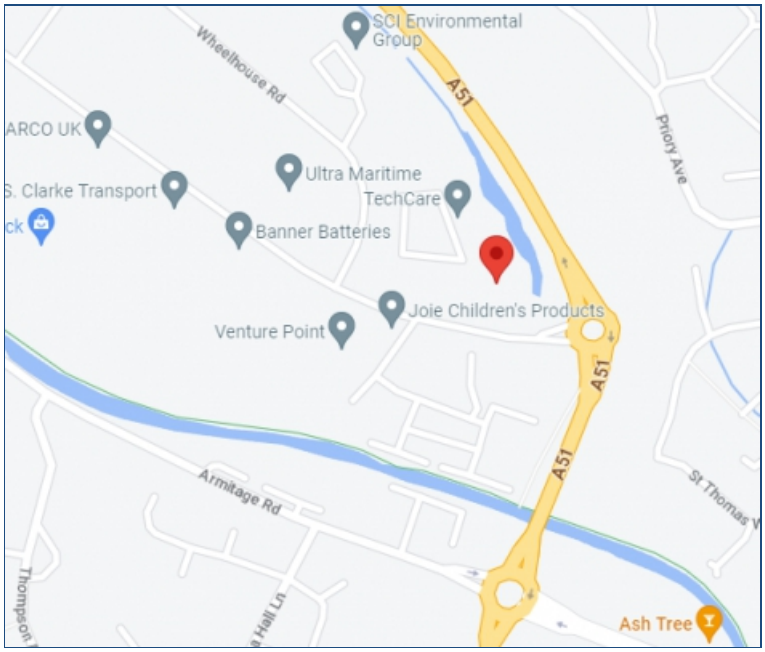
Each party to pay their own legal costs.

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.

Tel: 01543 506640
www.adixon.co.uk

The Woodlands
4 Hallcourt Crescent, Cannock
Staffordshire, WS11 0AB
Fax : 01543 506654
Email: enquiries@adixon.co.uk