ANDREW DIXON & COMPANY

Chartered Surveyors & Commercial Property Consultants

TO LET

OFFICES



Office 9 Churchill House, Hyssop Close, Cannock, Staffs, WS11 7FU

- Individual Office Suite
- Flexible Lease
- Fully Inclusive Rent
- Car Parking Available
- EPC Rating C-75

Printcode: 20260729

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The Woodlands
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Staffordshire, WS11 0AB
Fax : 01543 506654
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Office 9, Ground Floor, Churchill House, Cannock



LOCATION

Churchill 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, where the M6 Toll Road has a junction at Churchbridge. Access to the M6 motorway at Junction No.'s 11 & 12 are approximately 4 & 3.5 miles away respectively.

DESCRIPTION

The premises comprises of ground & first floor office suites within a hexagonal building being in an established business area. Office 9 is on the ground floor. There is a shared kitchen and male and female toilets. Car parking is adjacent to the building.

ACCOMMODATION

All measurements are approximate:

OFFICE	SQ FT	SQ M	RENT	AVAILABILITY
9	315	29.2	£577.50 pcm plus VAT	Jan 2027

RENT

£6,930 pax plus VAT.

VAT

VAT will be charged in addition.

LEASE

The offices are offered on a Flexible Lease.

FURTHER INFORMATION

Rent Deposit:

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

PROPERTY REFERENCE

CA/BP/2453/a1126/AWH

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.

LOCAL AUTHORITY

Cannock Chase Council Tel: 01543 462621.

ENERGY PERFORMANCE CERTIFICATE

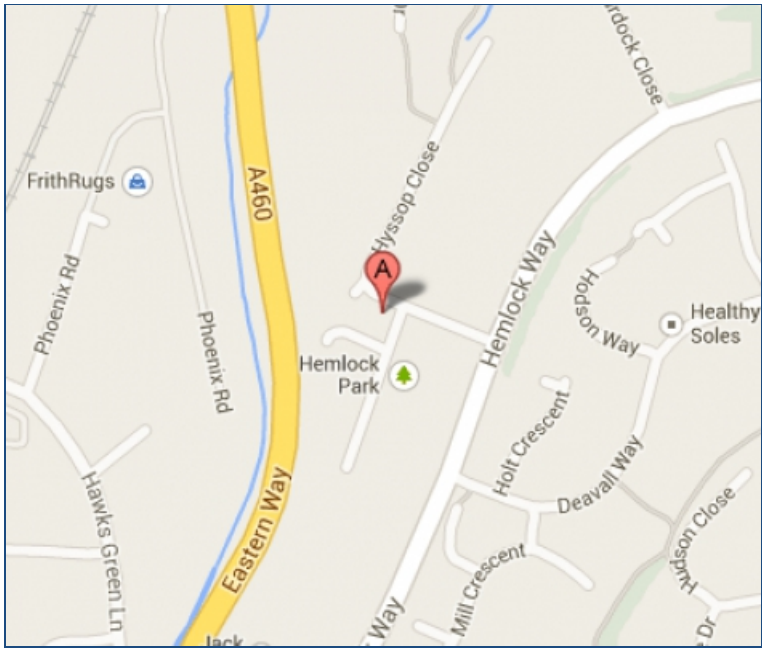
Energy Performance Certificate C-75.

LEGAL COSTS

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

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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