ANDREW DIXON & COMPANY

Chartered Surveyors & Commercial Property Consultants

TO LET

INDUSTRIAL UNIT



Unit 5 Waterside Business Park, Wheelhouse Road, Rugeley, Staffs, WS15 1LJ

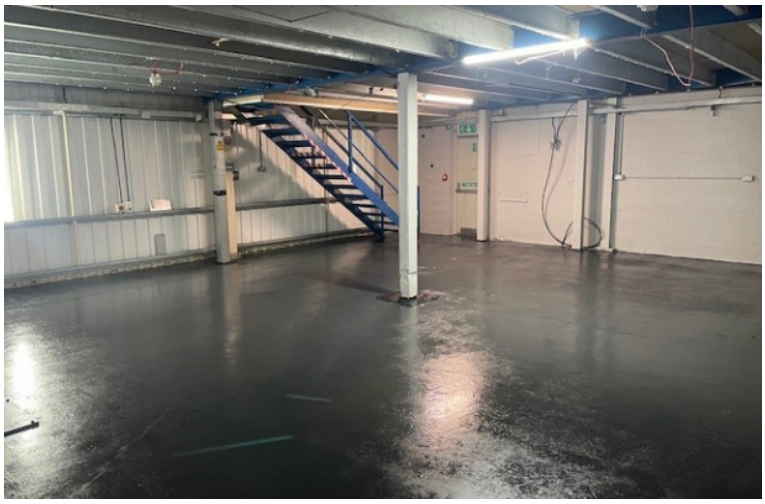
- Overall Approx 6,875 sq ft (638.7 sq m)
- Ground Floor Warehouse Approx 3,612 sq ft (335.6 sq m)
- Mezzanine Approx 3,263 sq ft (303.1 sq m)
- Outside Access Yard & Parking
- EPC Rating D-100

Printcode: 20260309

Tel: 01543 506640
www.adixon.co.uk

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

Unit 5 Waterside Business Park
Wheelhouse Road, Rugeley



LOCATION
Waterside Business Park is part of the former Lea Hall Colliery Site. The development benefits from 'A' road access to junctions 11 (9.5 miles) and 12 (9.8 miles) of the M6 motorway.

DESCRIPTION
Unit 5 Waterside Business Park provides L-shaped warehouse accommodation with offices. The unit has an extensive mezzanine floor. Roller shutter access opens on to a private yard area with generous parking provision.

ACCOMMODATION
All measurements are approximate:

	SQ FT	SQ M
Warehouse	3,612	335.6
Mezzanine	3,263	303.1
TOTAL	**6,875**	**638.7**

RENT
£40,000 pax per annum plus VAT.

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

TERMS
Full repairing and insuring basis.

PROPERTY REFERENCE
CA/BP/2469/a0326/AWH

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

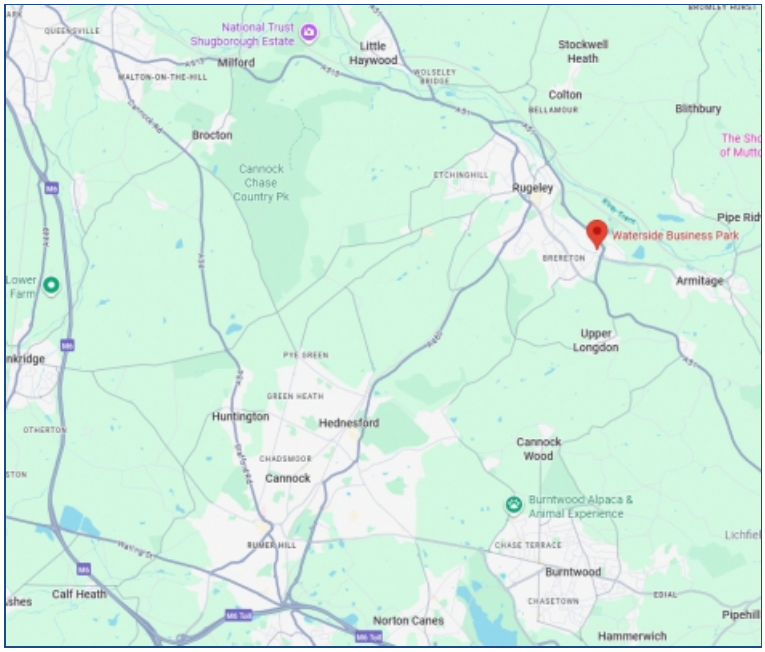
RATEABLE VALUE
£21,000.00 - VOA.

RATES PAYABLE
£9,072.00 - 2026/2027.

ENERGY PERFORMANCE CERTIFICATE
Energy Performance Certificate D-100.

LEGAL COSTS
Each party to bear their own legal costs in this matter.

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

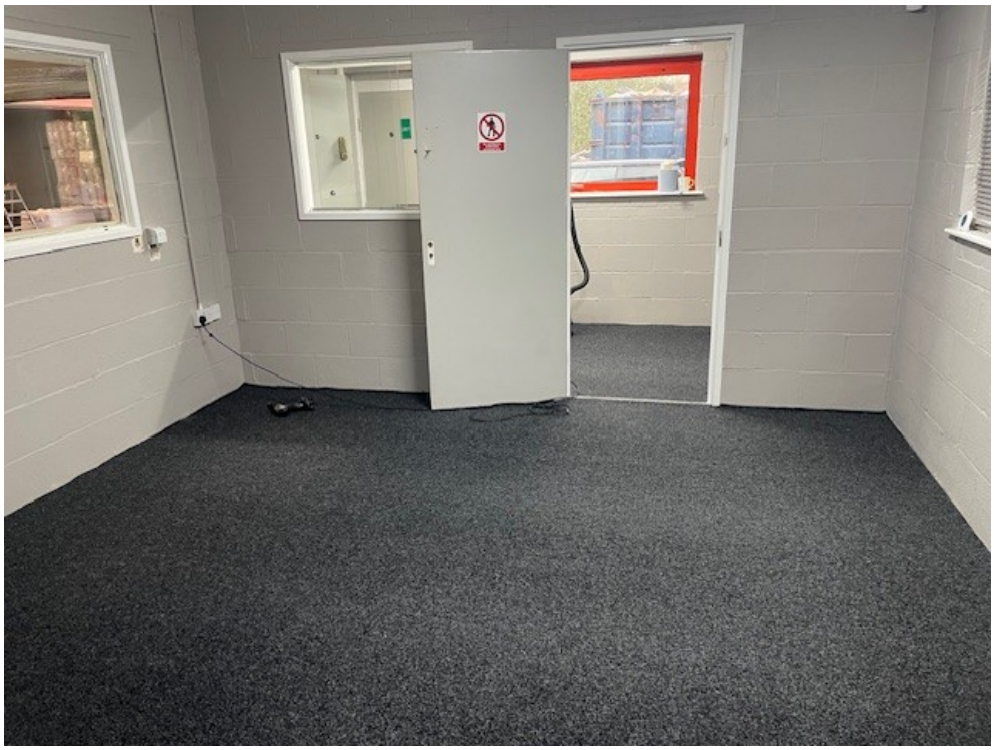


MISREPRESENTATION ACT 1967 & PROPERTY MISDESCRIPTION ACT 1991
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