ANDREW DIXON & COMPANY

Chartered Surveyors & Commercial Property Consultants

TO LET

INDUSTRIAL UNIT



Unit 20 Kimberley Business Park, Redbrook Lane, Rugeley, Staffs, WS15 1RE

- Unit Approximately 2,293 sq ft (213 sq m)
- 3 Phase Electricity Supply
- Refurbished Unit
- 3 Car Parking Spaces
- EPC Rating: B-47

Printcode: 20260520

Tel: 01543 506640
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The Woodlands
4 Hallcourt Crescent, Cannock
Staffordshire, WS11 0AB
Fax : 01543 506654
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Unit 20 Kimberley Business Park
Redbrook Lane, Rugeley



LOCATION
Kimberley Business Park is situated on Redbrook Lane being approximately 2 miles south of Rugeley Town Centre and 6 miles north east of Cannock and 7 miles south east of Stafford respectively.

DESCRIPTION
Kimberley Business Park provides a modern purpose built estate. The individual units are of steel construction. There is insulated cladding incorporating 10% translucent light panels. The elevations are also finished with insulated plastic coated cladding. The accommodation provides warehouse and office space to include a sub-metered 3 phase electricity supply and WC facilities.

ACCOMMODATION
All measurements are approximate:

Unit 20 - 2,293 sq ft (213 sq m)

Outside
There are 3 allocated car parking spaces in front of the unit.

RENT
£21,000 pax plus VAT payable quarterly in advance.

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

LEASE
Either by way of an assignment of the current lease or 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 term.

TERMS
Full repairing and insuring basis.

SERVICE CHARGE
We understand that a service charge is levied for the maintenance and upkeep of common parts and areas. For the current year ending 31 December 2026, this is £0.93p psf plus VAT.

AVAILABILITY
Immediate.

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.

PROPERTY REFERENCE
CA/BP/2522/AWH

LOCAL AUTHORITY
Cannock Chase Council Tel: 01543 462621.

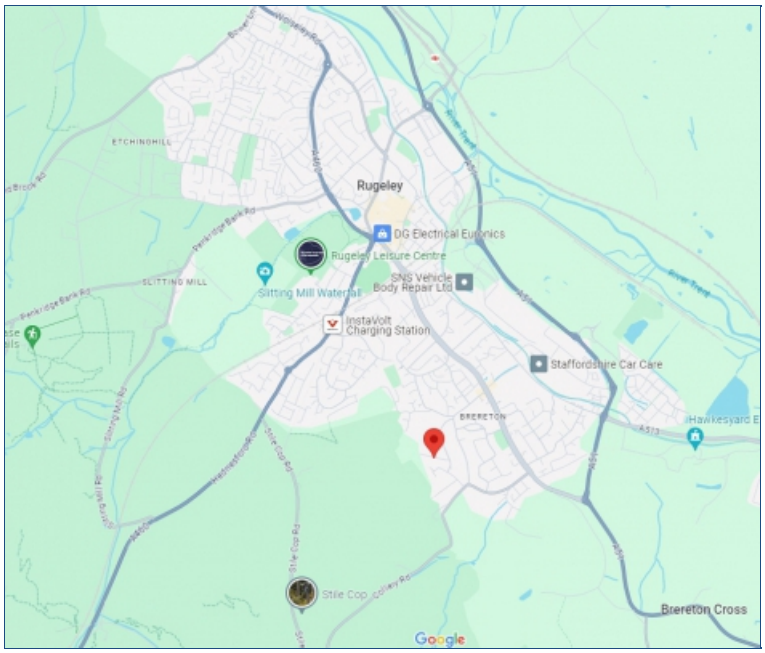
RATEABLE VALUE
£14,000 - VOA.

RATES PAYABLE
£6,048 - 2026/2027.

ENERGY PERFORMANCE CERTIFICATE
Energy Performance Certificate B-47.

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

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



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