ANDREW DIXON & COMPANY

Chartered Surveyors & Commercial Property Consultants

TO LET

OFFICES



Suite 1 1st Floor Pendragon House, Ridings Park
Cannock, Staffs, WS11 7FD

- Office Suite Approximately 1,050 sq ft (97.5 sq m)
- Gas Fired Radiator Central Heating
- 5 Car Parking Spaces
- Popular Estate
- EPC Rating C-55

Printcode: 2026716

Tel: 01543 506640
www.adixon.co.uk

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

Suite 1 1st Floor
Pendragon House
Ridings Park, Cannock



LOCATION
Ridings Park is prominently situated just off the Eastern Way approximately 1.5 miles from Cannock town centre and all its amenities. There are swift commuter links to the A5 and junction T7 of the M6 Toll Road at Churchbridge which is approximately 1.5 miles away. Junctions 11 and 12 of the M6 motorway are approximately 3 and 4 miles away respectively.

DESCRIPTION
The property comprises a first floor suite forming part of Pendragon House, a purpose built office premises constructed around 2000 prominently situated on the left hand side of the main entrance to Ridings Park . The property comprises a first floor suite benefitting from gas fired radiator central heating and category 2 lighting There are shared toilet and kitchen facilities on each floor. 5 car parking spaces.

ACCOMMODATION
All measurements are approximate:
Ground floor entrance lobby with stairs to the first and second floors.

First Floor - Landing

Suite 1

Open plan office giving access to 4 cellular offices

Inner corridor having shared facilities including ladies and gents toilets and kitchen

Net Internal Area 1,050 sq ft (97.5 sq m)

Outside - There are 5 allocated car parking spaces with additional spaces available on site.

RENT
£10,000 pax plus VAT

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

LEASE
The property is offered on a new 6 year internal repairing and insuring basis lease with a 3 year rent review.

LEGAL COSTS
All legal costs incurred in the preparation of the lease and counterpart lease together with any vat and stamp duty due thereon will be the responsibility of the ingoing tenant.

FURTHER INFORMATION
The office can be taken on a rental basis inclusive of gas, electricity, water and communal cleaning.

PROPERTY REFERENCE
CA/BP/2531/KMC

LOCAL AUTHORITY
Cannock Chase Council Tel: 01543 462621.

RATEABLE VALUE
£7,200 - VOA.

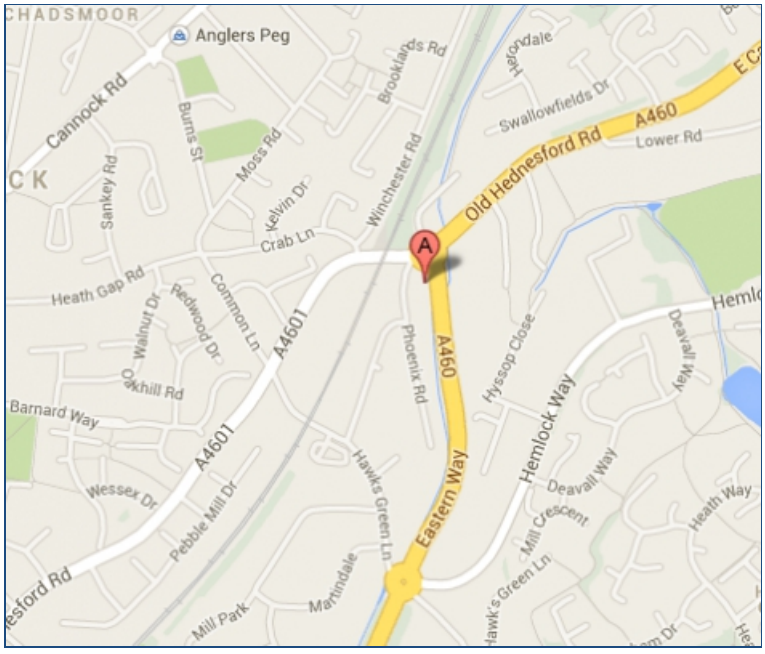
RATES PAYABLE
£3,110.40 - 2026/2027 (small business (non-RHL).

ENERGY PERFORMANCE CERTIFICATE
Energy Performance Certificate Rating C-55.

SERVICE CHARGE
A site service charge is levied for the annual period 1st April to 31st March. The cost of gas, electricity and water is shared between the tenants on the first floor. Cleaning of the communal parts, janitorial supplies and fire equipment and testing are billed out separately on a pro rata basis.

AVAILABILITY
September 2026.

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