

4,115 SQ.FT. | 382 SQ.M.

Trade Counter / Industrial Unit

Unit 11 and 12 Riverside Industrial Estate

Power Station Road, Rugeley, Staffordshire, WS15 2YR

SANDYFORD PROPERTIES
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Under Refurbishment

The property is due to be refurbished internally throughout and available to occupy from Q4 2026

Description

The property comprises a concrete frame construction with integral offices to the main frontage leading to an open plan industrial space. The property also benefits from a new roof with a minimum eaves height of approximately 12ft (3.7m).

The unit benefits from car parking to the front and rear of the unit.

Location

Located at a prominent roadside position, the multi-let estate comprises 24 purpose-built industrial units with integral office areas. Riverside Industrial Estate located in Rugeley, Staffordshire approximately 10 miles north west of Cannock, the main market within this local sector, which in turn leads into Wolverhampton and the Black Country industrial markets. The Estate is positioned close to the A51 Bypass approximately 1 mile from Rugeley Town Centre.

Nearby occupiers include Greggs, Tesco, Howdens, Screwfix and CEF. The estate accommodates a variety of uses from trade counter to manufacturing, leisure and warehousing. Moreover, the number of units on site offers occupiers the scope to expand as their businesses grow.

Tenure

A new full repairing and insuring lease is available on terms to be agreed.

Accommodation

Gross Internal Area of 4,115 SQ. FT. (382 SQ. M.)

Planning

This property falls under use Class B1, B2 and B8 of the Town and Country Planning (Use Classes) Act 2020. We recommend all interested parties satisfy themselves that their proposed use is authorised.

Minimum eaves height of 12ft (3.7m)

Concrete frame construction

Potential business rates exemptions

Allocated parking with each unit



Rent

£38,500 per annum.

Service charge

A service charge is levied to cover the maintenance of the common areas of the site. This cost of this is additional to the rent and this is currently £0.29 per sq. ft. (£1,193.35 per annum plus VAT). Further details are available upon request.

Energy performance certificate

Available upon request.

Services

All services are believed to be connected to the property but have not been tested. Interested parties should make their own enquiries to relevant statutory authorities (Cannock Chase Council).

Business rates

Interested parties should make their own enquiries to the local authority.

Legal costs

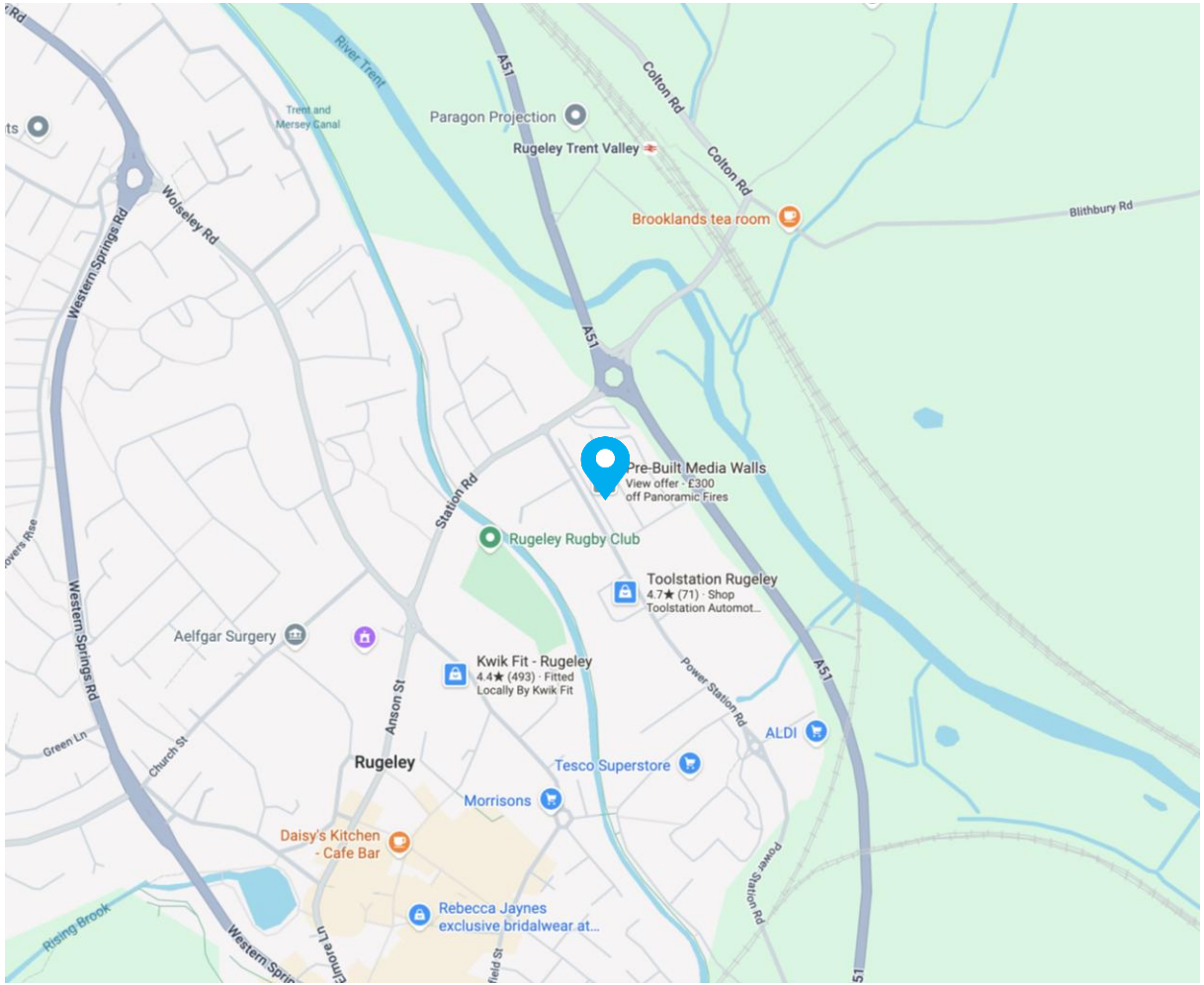
Each party is responsible for its own legal and professional costs in connection with the transaction.

VAT

All prices quoted are exclusive of VAT which is applicable.

Money laundering

We are required to undertake identification checks of all parties leasing and purchasing property.



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