ANDREW DIXON & COMPANY

Chartered Surveyors & Commercial Property Consultants

TO LET

OFFICES



Office 14 Heritage Park, Hayes Way, Cannock, WS11 7LT

- High Quality well fitted out office space benefitting from internal partitioning to create four separate offices alongside open plan areas
- Office Approximately 2,058 sq ft (191 sq m)
- Ground & First Floor Offices
- Potential to Split Each Floor
- 6 Car Parking Spaces
- Gas Fired Central Heating
- EPC Rating: C-53

Printcode: 2026116

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4 Hallcourt Crescent, Cannock
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Office 14 Heritage Park
Hayes Way, Cannock



LOCATION

The property is located on Heritage Park, east of Cannock town centre. The development has direct access on to Eastern Way, which links to the A5 and junction T7 of the M6 Toll Road at the Churchbridge Interchange approximately 2 miles south. Heritage Park comprises a scheme of purpose-built self-contained business units set within an attractive landscaped environment. The building provides ground and first floor accommodation with parking.

What 3 Words location: humble.long.damp

DESCRIPTION

The property, which is of modern construction, forms part of the existing Heritage Park development.

The property comprises two floors of offices and features front and rear door access, WC and kitchen facilities, gas fired central heating system, suspended ceilings with LG3 compliant lighting and perimeter trunking.



The offices have been fitted out in a contemporary design to a high specification. The ground floor provides reception, glazed boardroom, WC and kitchen facilities with the first floor providing two individual offices, a meeting room and open plan office space.

ACCOMMODATION

All measurements are approximate:

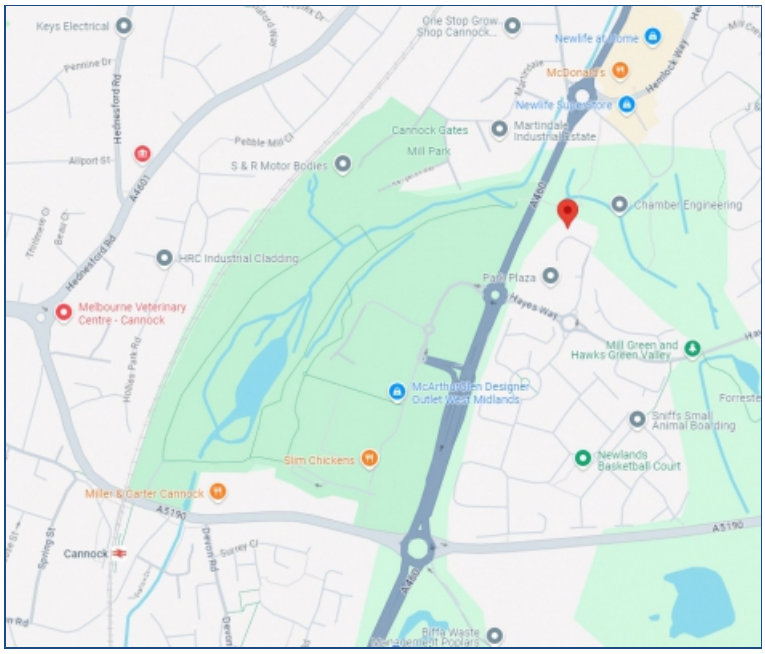
The property extends to approximately **2,058 sq ft (191 sq m)** and benefits from 6 car parking spaces.

Ground Floor

Open plan office
Boardroom
Male & female WCs and kitchen
Total internal area: 891 sq ft (82.7 sq m)

First Floor

Open plan office
Meeting room
Two further offices
Total internal area: 1,167 sq ft (108.41 sq m)



RENT

£20,500 pax plus VAT.

VAT

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

LEASE

Flexible lease terms available.

TERMS

Full repairing and insuring basis.

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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Heritage Park
McArthur Glen
Shopping Outlet
Mill Green and
Hawks Green Valley
Newlands
Basketball Court





PROPERTY REFERENCE
CA/BP/2548/AWH

LOCAL AUTHORITY
Cannock Chase Council Tel: 01543 462621.

RATEABLE VALUE
£18,750 - VOA.

RATES PAYABLE
£8,100.00 - 2026/2027 (small business non-domestic).

Potential to benefit from small business rates relief.

ENERGY PERFORMANCE CERTIFICATE
Energy Performance Certificate C-53.

SERVICE CHARGE
A site service charge is levied for the maintenance and upkeep of communal areas and this is currently £0.90 psf plus VAT for the current year.

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

AVAILABILITY
Immediate.

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









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