



**REPRESENTATIVE PHOTO**

**Suite 4 Ber-Mar House, Rumer Hill Business Estate,  
Rumer Hill Road, Cannock, Staffs, WS11 0ET**

- Ground Floor Self-Contained Suite
- Approx 1,350 sq ft (125.4 sq m)
- Modern Business Estate with CCTV in Operation
- 6 Allocated Car Parking Spaces
- Close to Cannock Town Centre & Train Station
- EPC Rating C-54



Printcode: 2017123

# Suite 4 Ber-Mar House, Cannock

## LOCATION

Rumer Hill Business Estate is accessed off the Rumer Hill Road, just off the main A34 Walsall Road approximately 1/2 mile from Cannock town centre. Access to the A5 and T7 of the M6 Toll Road is approximately 1 mile away.

## DESCRIPTION

The property comprises a ground floor suite in a purpose built premises constructed in 1993. It has recently undergone refurbishment. The site has CCTV in operation.

## ACCOMMODATION

All measurements are approximate:

Suite 4 Approx - **1,350 sq ft (125.4 sq m)**

Open plan office with separate meeting room

Ladies and gents wc's & kitchenette

## Outside

6 allocated car parking spaces - there is some additional overflow parking on site

## RENT

£625 pcmx (£7,500 pax) plus VAT

## VAT

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

## LEASE

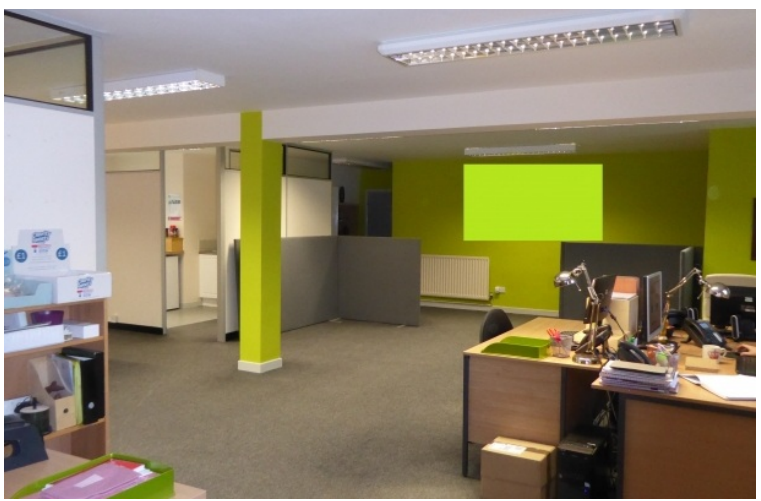
The premises are offered on a new lease based on a three year rent review pattern.

## TERMS

Full repairing and insuring basis.

## FURTHER INFORMATION

Building Insurance: The landlord insures the building and recharges, this is currently £380 per annum.



## PROPERTY REFERENCE

CABP/1791/a0117/KMC

## LOCAL AUTHORITY

Cannock Chase Council Tel: 01543 462621.

## RATEABLE VALUE

£9,800 - under 2010 list. Proposed under 2015 list £8,200.

## RATES PAYABLE

£4,870.60 - 2016/2017 (2010 list). 2017/2018 - Potential full exemption, subject to qualification.

## ENERGY PERFORMANCE CERTIFICATE

Energy Performance Certificate Rating C-54.

## SERVICE CHARGE

We understand that a service charge is levied for the maintenance and upkeep of common parts and areas. This is currently £370 per annum.

## 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.

## AVAILABILITY

Immeiate.

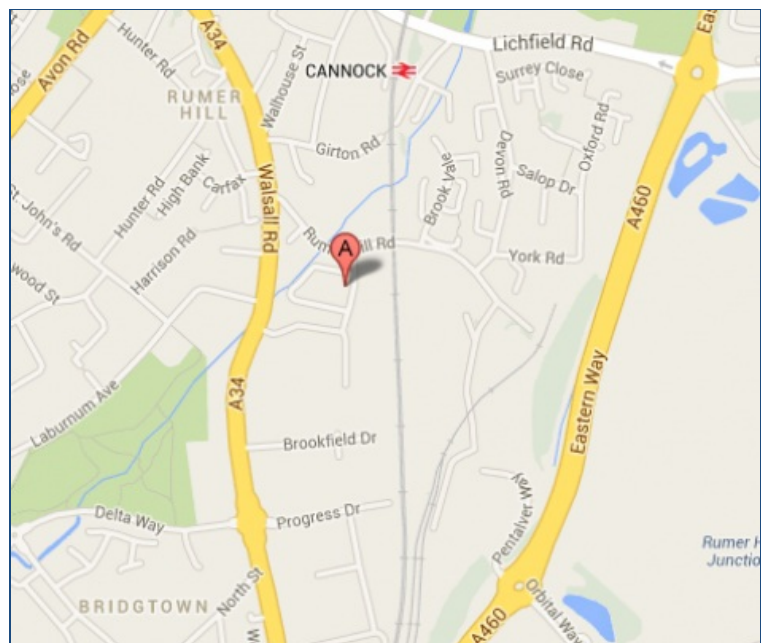
## VIEWING

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



## MISREPRESENTATION ACT 1967 & PROPERTY MISDESCRIPTION ACT 1991

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