



Office 6 Heritage Park, Hayes Way, Cannock, Staffs, WS11 7LT

- Office Accommodation Approx 2,802 sq ft (206 sq m)
- Gas Fired Central Heating
- Perimeter Trunking
- Suspended Ceilings
- 7 Car Parking Spaces
- EPC Rating B-45



Printcode: 2024722

Office 6 Heritage Park Hayes Way, Cannock

LOCATION

Heritage Park is situated approximately 1 mile east of Cannock town centre with direct access on to Eastern Way which links to the A5 and T7 of the M6 Toll Road at Churchbridge approximately 2 miles south.

DESCRIPTION

The office, which is of modern construction, forms part of the existing Heritage Park development. The individual office provides:-

- Their own front door access
- WC and kitchen facilities
- Gas fired central heating system
- Suspended ceilings
- Perimeter trunking
- Super high speed lease line available at competitive rates.

ACCOMMODATION

All measurements are approximate:

Office 6 - Ground & First Floor office incorporating kitchen & wc facilities with meeting rooms/offices

Approx 2,802 sq ft (206 sq m)

Outside

7 car parking spaces

RENT

£25,000 pax plus VAT

VAT

The landlord will charge VAT on the rent and other outgoings.

RATEABLE VALUE

£27,000 - VOA.

RATES PAYABLE

£13,473.00 - 2024/2025.

LEASE

A new 6 year FRI lease to be drawn outside the security provisions of the Landlord & Tenant Act 1954 and to be subject to a Rent Review at the end of the third year.

TERMS

Full repairing and insuring basis.

SERVICE CHARGE

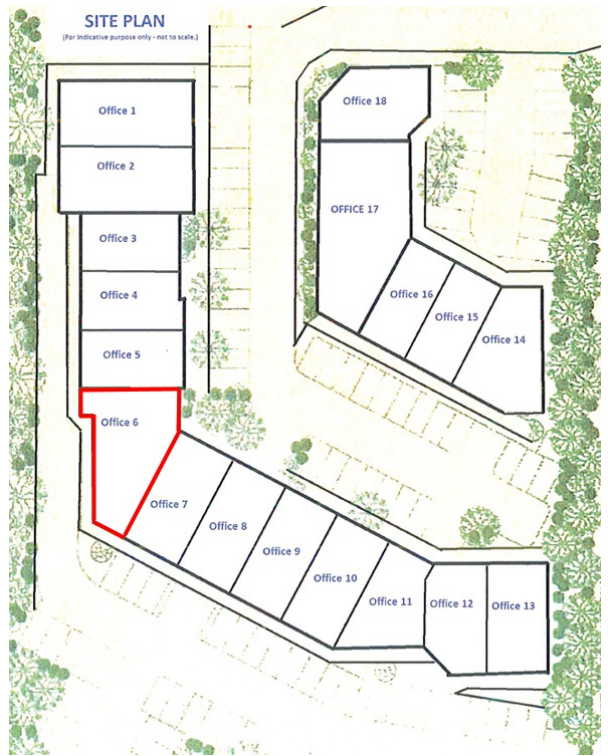
A site service charge is levied and this is currently approx £0.90 psf per annum plus VAT.

BUILDING INSURANCE

The landlord insures the property and recharges back to the tenant. For the current year it is approx £720 per annum plus VAT.

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/2359/AWH

LOCAL AUTHORITY

Cannock Chase Council Tel: 01543 462621.

ENERGY PERFORMANCE CERTIFICATE

Energy Performance Certificate B-45.

LEGAL COSTS

Each party is to be responsible for their own legal costs.

AVAILABILITY

Immediate.

VIEWING

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



Tel: 01543 506640

www.adixon.co.uk

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