



Ground Floor Towers Point, Towers Business Park, Wheelhouse Road, Rugeley, Staffs, WS15 1UN

- Modern Ground Floor Office in Towers Point
- Approximately 1,426 sq ft (132.47 sq m)
- Allocated Car Parking
- EPC Rating B-47



Printcode: 20240401

Ground Floor Towers Point Towers Business Park, Rugeley

LOCATION

Towers Business Park occupies a prominent position fronting the Rugeley Bypass (A51) being approximately 6 miles north east of Cannock and 8 miles south east of Stafford.

DESCRIPTION

Towers Business Park provides a modern purpose built estate. Towers Point is a 5 storey prestigious office tower which forms a focal point for Towers Business Park. The building provides individual self-contained office suites by floor. The glass clad building also provides a passenger lift with conventional stair access to the floors.

ACCOMMODATION

All measurements are approximate:

The ground floor provides approximately **1,426 sq ft (132.47 sq m)** of office space to include kitchen & wc facilities.

The office benefits from fibre broadband and are networked throughout. The office is open plan together with a glazed meeting room.

Outside

There are allocated car parking spaces

RENT

£14,500 pax plus VAT quarterly in advance.

VAT

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

LEASE

A new 3 year FRI lease. A longer lease is subject to a 3 year rent review cycle.

TERMS

Full repairing and insuring basis.

MISREPRESENTATION ACT 1967 & PROPERTY MISDESCRIPTION ACT 1991

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PROPERTY REFERENCE

CA/BP/2229/a0424/AWH

LOCAL AUTHORITY

Lichfield District Council Tel: 01543 308000.

RATEABLE VALUE

£11,000 - Valuation Office.

RATES PAYABLE

£5,489 - 2024/2025.

ENERGY PERFORMANCE CERTIFICATE

Energy Performance Certificate Rating B-47.

SERVICE CHARGE

We understand that a service charge is levied for the maintenance and upkeep of common parts and areas.

LEGAL COSTS

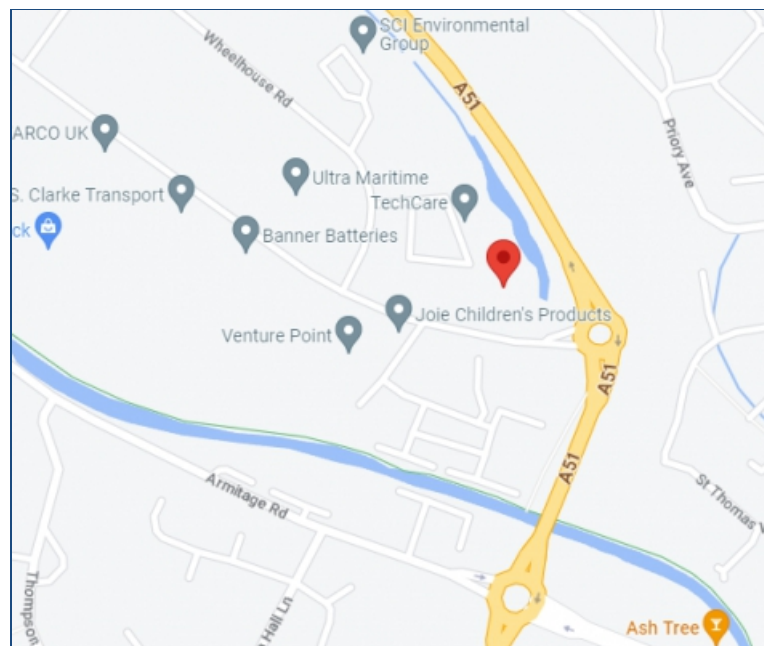
Each party to pay their own legal costs.

AVAILABILITY

Immediate.

VIEWING

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



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