

# RORY MACK

ASSOCIATES



## PIONEER HOUSE MILL STREET, CANNOCK STAFFORDSHIRE, WS11 0EF

**TO LET FROM  
£7,500 PAX**

- A range of self-contained office suites situated in a modern two storey development.
- Prominent central location on corner of Ringway (A34) on fringe of Cannock town centre
- Allocated parking spaces per suite to the rear carpark
- Available by way of new FRI leases.
- Suites from 804 sq.ft. to 4,200 sq.ft.



# PIONEER HOUSE, MILL STREET, CANNOCK, WS11 0EF

## GENERAL DESCRIPTION

A range of self-contained office suites within a modern development, situated amongst other well-established commercial businesses. The offices benefit from suspended ceilings, gas central heating, male and female WC's (ground floor disabled WC). Off road parking available – Suites 4 and 6 have 2 allocated spaces and Suites 3 and 5 have four allocated spaces. There are also a range of nearby car parks including: Backcrofts Car Park – 5-minute walks, High Green Court Car Park – 10 minutes' Walk, Hunter Road Car Park – 10 minutes' walk.

## LOCATION

Pioneer House is situated on the corner of Ringway (A34) and Mill Street, on the outskirts of Cannock town centre. The building is conveniently located for access to all town centre facilities.

## ACCOMMODATION/RENT SCHEDULE

	Suite Size	Rent PAX
<b>Suite 3</b>	1,251 sq ft	£ 11,500
<b>Suite 4</b>	828 sq ft	£ 7,500
<b>Suite 5</b>	1,317 sq ft	£ 12,000
<b>Suite 6</b>	804 sq.ft	£ 7,500
<b>Total NIA:</b>	<b>4,200 sq.ft</b>	<b>£ 38,500</b>

\* Each suite includes tea making facilities and WC

## SERVICE CHARGE

Suite 3: £2,897 PA  
Suite 4: £1,915 PA  
Suite 5: £3,052PA  
Suite 6: £1,856 PA

## VAT

The rent is subject to VAT.

## SERVICES

Mains electricity, water and gas central heating are connected and each suite is separately metered. Please note, no services have been tested by the agents.

## BUSINESS RATES

Suite 4:

Rateable Value: £8,100

Rates payable: £4,041 pa (23/24)

If you qualify for Small Business Rates Relief, you should be entitled to a 100% exemption.

Suites 3, 5 & 6

Rateable Value £28,000

Rates Payable: £13,972 pa (23/24)

If offices are to be let individually, office suites 3, 5 & 6 will need to be re-assessed.

## EPC

Suite 3: Category C – Asset Rating 70

Suite 4: Category C – Asset Rating 62

Suite 5: Category C – Asset Rating 57

Suite 6: Category C – Asset Rating 56

## TENURE

New FRI leases available by way of service charge (service charge budget can be made available on request), for a term of years to be agreed, subject to a minimum of 3 years. The incoming tenant will be responsible for a contribution towards the annual buildings' insurance. Full details can be made available upon request. Each party is to pay their own legal fees.

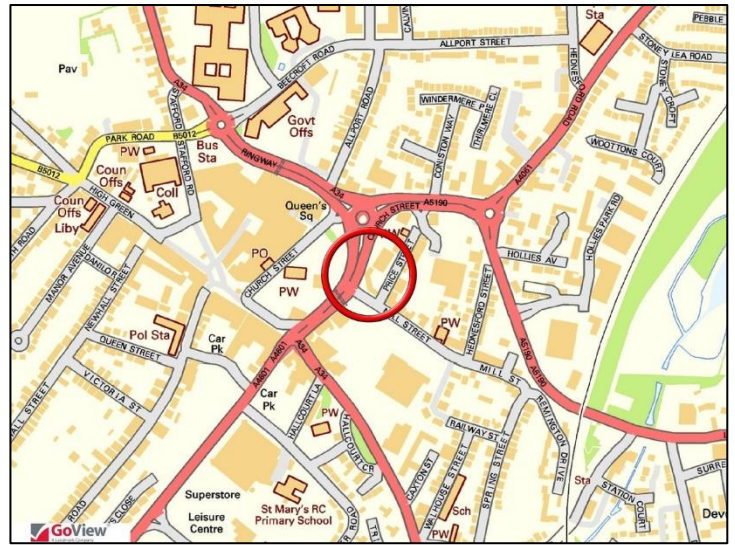
## ANTI MONEY LAUNDERING REGULATIONS

In accordance with the anti-money laundering regulations, two forms of identification will be required (e.g. photographic driving license, passport, utility bill) from the applicant and a credit check may also be required, the cost of which will be the responsibility of the applicant. Where appropriate we will also need to see proof of funds.





**PIONEER HOUSE,  
MILL STREET, CANNOCK, WS11 0EF**



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements