



The Annex at The Roller Mill, Teddesley Road, Penkridge, Staffs, ST19 5BD

- Two Storey Modern Offices adjacent to a former Mill Premises
- Approximately 1,369 sq ft (127.2 sq m)
- Rural Location Edge of Village
- May Split
- EPC Rating C-66



Printcode: 20231116

The Annex at The Roller Mill Teddlesley Road, Penkridge

LOCATION

The property is situated in Penkridge in a semi-rural location. The A449 is approximately 2 minutes drive away giving swift access to Stafford to the north and Wolverhampton to the south. Junction 13 of the M6 motorway is approximately 3.5 miles distant. Penkridge's railway station provides links to Birmingham and Crewe.

DESCRIPTION

The property comprises a modern 2 storey self-contained office building built around 2003. It stands adjacent to the former Mill which dates from around 1764. The property has a tarmacadam car parking area to the front. Could be split into left hand and right hand suites.

ACCOMMODATION

All measurements are approximate:

	SQ FT	SQ M
Ground Floor		
Entrance hall with built-in store		
Ladies & disabled toilet with wc & wash hand basin		
Gents/disabled toilet with wc & wash hand basin		
LEFT HAND SIDE – GROUND		
Office 1 with built-in toilet and store	339	31.5
LEFT HAND SIDE – FIRST		
Office 3 – with sink	217	20.2
Office 4	240	22.3
NIA	796	73.9
RIGHT HAND SIDE – GROUND		
Office 2 – with built-in toilet & store	337	31.1
RIGHT HAND SIDE – FIRST		
Office 5	236	21.9
NIA	573	53.2
Total NIA	1,369	127.2

RENT

£15,750 pax plus VAT for the whole.

VAT

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

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/2301/KMC

LEASE

The property is offered on a new full repairing and insuring lease of 3 years of multiples thereof.

RATEABLE VALUE

To be reassessed.

RATES PAYABLE

To be reassessed.

ENERGY PERFORMANCE CERTIFICATE

Energy Performance Certificate Rating C-66.

SERVICE CHARGE

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

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

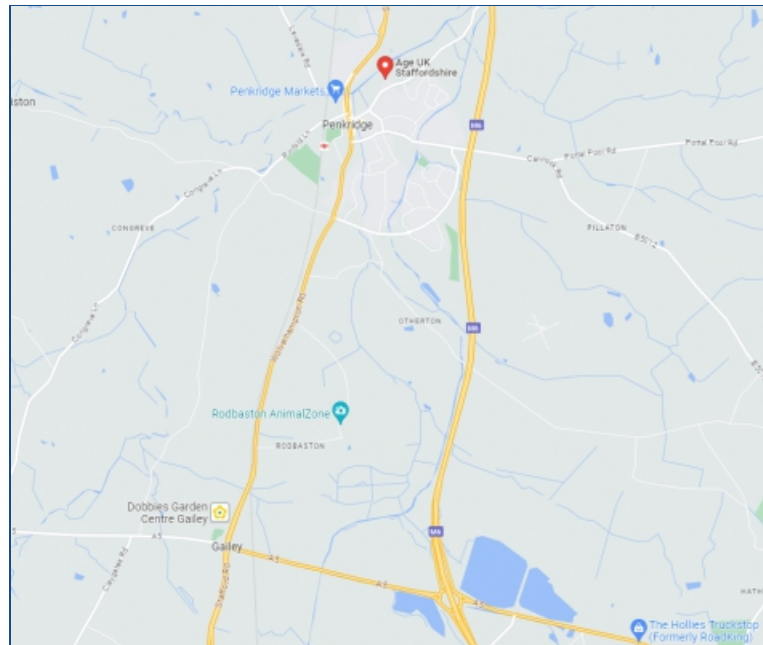
February, 2024.

VIEWING

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

FURTHER INFORMATION

This property can be taken with the former Mill if required.



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