



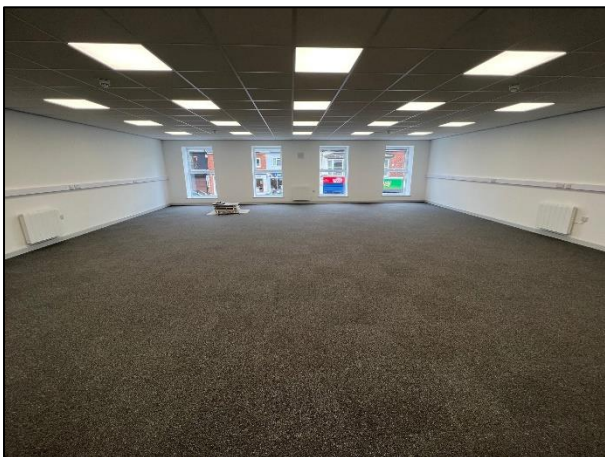
RORY MACK

ASSOCIATES

**First floor 61-63 Market Street, Hednesford,
Cannock, Staffordshire, WS12 1AE**

**TO LET
FROM:
£7,250
PAX**

- Two fully refurbished first floor office suites
- Suite 1: 809 sq ft
- Suite 2: 1,130 sq ft
- Presented 'as new' and available for immediate occupation
- Town centre location with parking to rear



**First floor 61-63 Market Street,
Hednesford, Cannock, Staffordshire,
WS12 1AE**

GENERAL DESCRIPTION

A pair of adjacent and self-contained office suites both of which have their own private kitchen and toilet facilities. The suites are effectively presented 'as new' having been created out of former office space now having been completely stripped out and fully refurbished and configured to create two bright and airy suites of a variety of sizes. The suites are accessed via a communal front door facing Market Street which leads into an entrance hall with stairs leading to the first floor landing area, off which are doors which provide access to the individual office suites. Each suite has its own male and female toilets and kitchen area and there is a large car park to the rear within which a number of spaces (to be negotiated) can be reserved for each office suite.

LOCATION

The suites are conveniently located within a two storey parade of mixed use retailers providing a range of services within the town centre. Hednesford is approx. 2 miles to the north of Cannock town centre and is served by the A460 which provides direct access to the M6 Toll and the A5 (approx. 4 miles to the south). Hednesford train station is approx. 500 yards from the property.

SERVICES

Mains water, drainage and electricity is connected to each unit and is separately metered. Wall mounted electric heaters are installed providing an economic form of heating and due to the recent refurbishment the property is extremely well insulated and will be very cost effective to heat. No services have been tested by the agents.

TENURE

Each suite is available by way of new Full Repairing and Insuring leases, by way of service charge, for a term of years to be agreed and with each party bearing their own legal fees. The service charge ensures that each tenant makes a proportionate contribution towards the cost of services required to maintain the building to include: cleaning/maintaining of common internal areas, electricity consumed for communal areas, buildings insurance and the maintenance of the external parts of the building.

VAT

The rent is not subject to VAT.

BUSINESS RATES

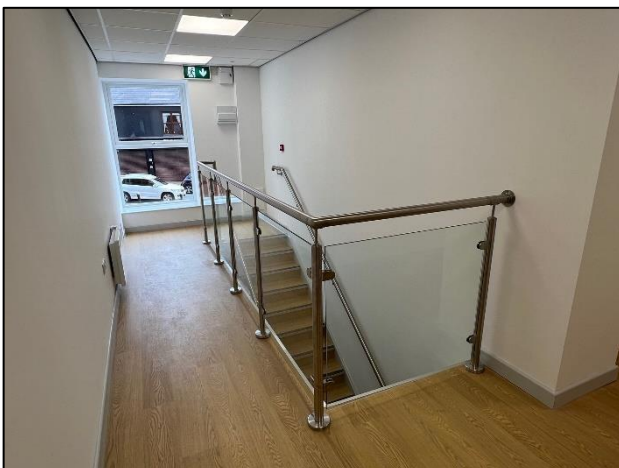
Both suites are to be assessed for Business Rates.

ACCOMMODATION/RENTALS

Suite 1:	809 sq ft	£7,250 pa
Suite 2:	1,130 sq ft	£10,000 pa

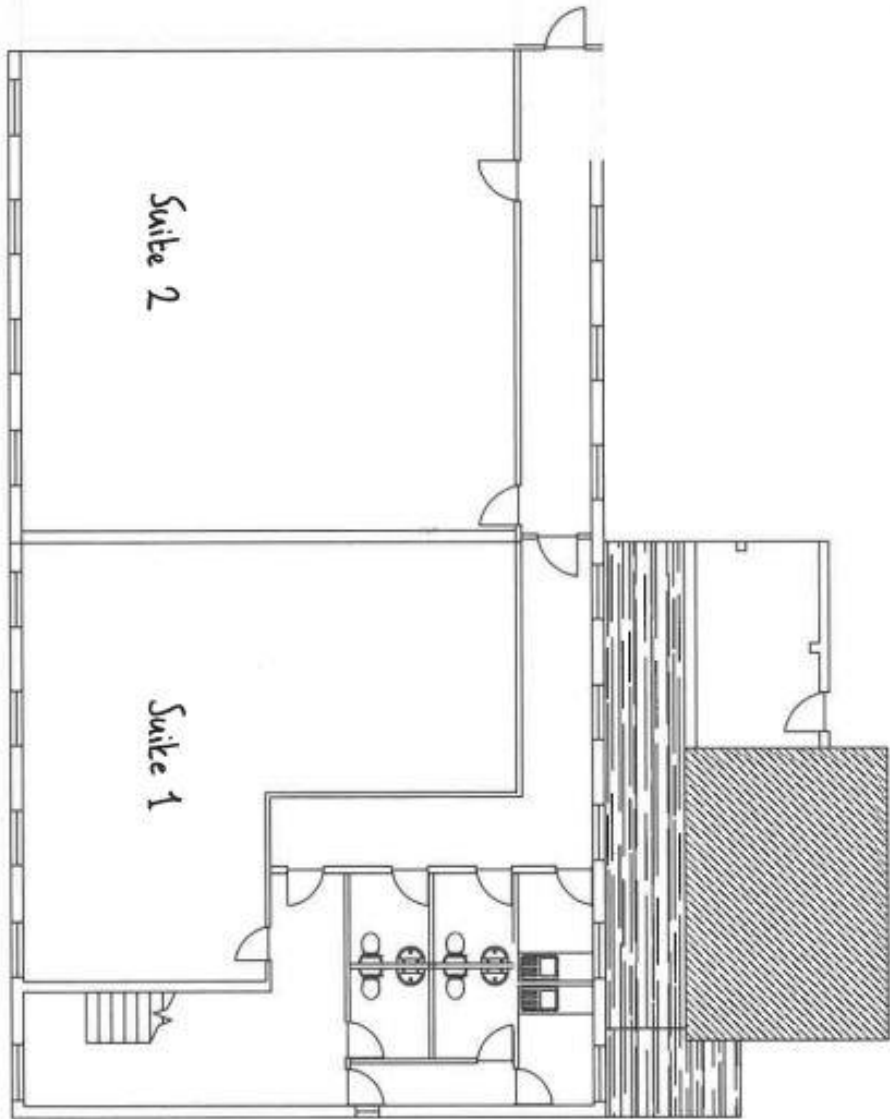
ANTI MONEY LAUNDERING REGULATIONS

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.

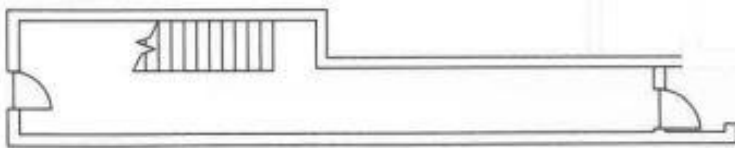


**First floor 61-63 Market Street,
Hednesford, Cannock, Staffordshire,
WS12 1AE**

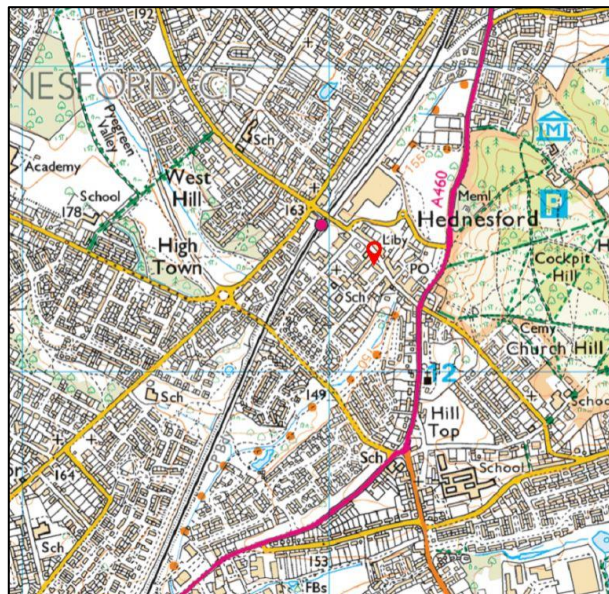
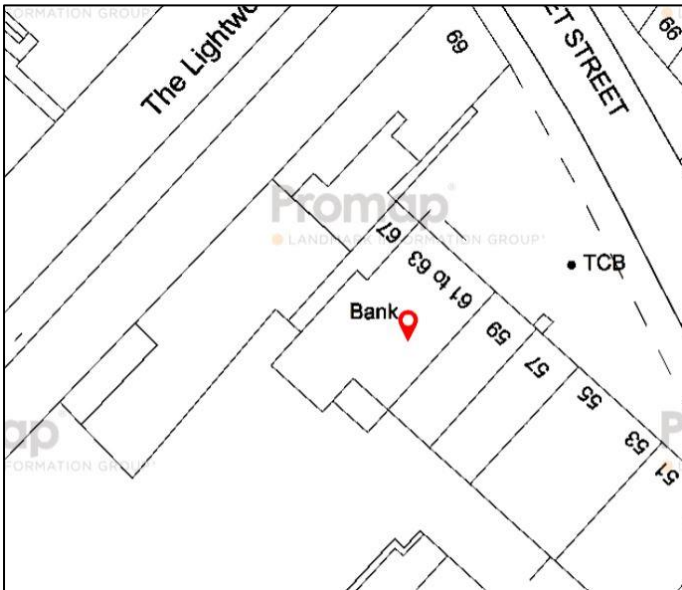
First Floor



Ground Floor



**First floor 61-63 Market Street,
Hednesford, Cannock, Staffordshire,
WS12 1AE**



OFFICE

37 Marsh Parade

Newcastle

Staffordshire

ST5 1BT

01782 715725

enquiries@rorymack.co.uk

www.rorymack.co.uk

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