



**Rugeley 161, Power Station Road, Rugeley, Staffs,
WS15 2WA**

- Detached Warehouse / Industrial Unit
- Approximately 161,145 sq ft (14,970 sq m)
- Enclosed Yard approx. 2 acres (0.81 ha)
- Offices & Ancillary Block
- EPC Rating D-91



Printcode: 20240401

161,145 sq ft Unit Power Station Road, Rugeley

LOCATION

Rugeley is a market town in Staffordshire being situated on the A51 approximately 8 miles south east of Stafford and 26 miles north of Birmingham. The M6 motorway is located approximately 7 miles to the south. The property, which has a prominent frontage to the town's bypass (A51), is situated approximately 1 mile from Rugeley town centre being opposite an existing Tesco supermarket and within an established industrial location. There is a substantial Amazon storage and distribution Hub which is situated on Towers Business Park together with the adjacent former Power Station which has outline planning for a comprehensive residential lead redevelopment to include around 2,300 new homes.

DESCRIPTION

The property comprises of a detached warehouse/industrial premises being of steel portal frame construction with offices to the main frontage and two separate service entrances leading to an extensive concrete surfaced yard. There are numerous interconnecting bays with minimum eaves heights varying from 4.5m up to 6.5m.

ACCOMMODATION

All measurements are approximate:

Warehouse/Industrial Premises with offices (may split)

161,145 sq ft (14,970 sq m)

Yard

2 acres (0.81 ha)

RENT

£885,000 pax plus VAT.

VAT

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

LEASE

The premises are offered by way of a new 10 year full repairing and insuring lease subject to a 5 year rent review.

TERMS

Full repairing and insuring basis.

LEGAL COSTS

Each party to be responsible for their own legal costs.

LOCAL AUTHORITY

Cannock Chase Council Tel: 01543 462621.

MISREPRESENTATION ACT 1967 & PROPERTY MISDESCRIPTION ACT 1991

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PROPERTY REFERENCE

CA/BP/2269/a0424/ELH

RATEABLE VALUE

£482,500 - VOA.

RATES PAYABLE

£263,172 - 2024/2025.

ENERGY PERFORMANCE CERTIFICATE

Energy Performance Certificate Rating D-91.

AVAILABILITY

To be advised.

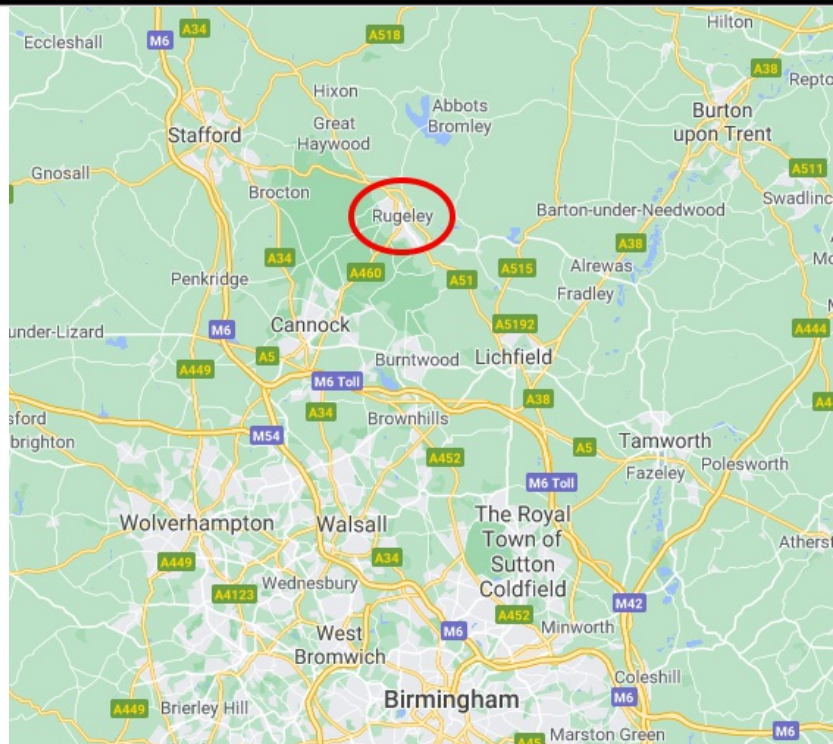
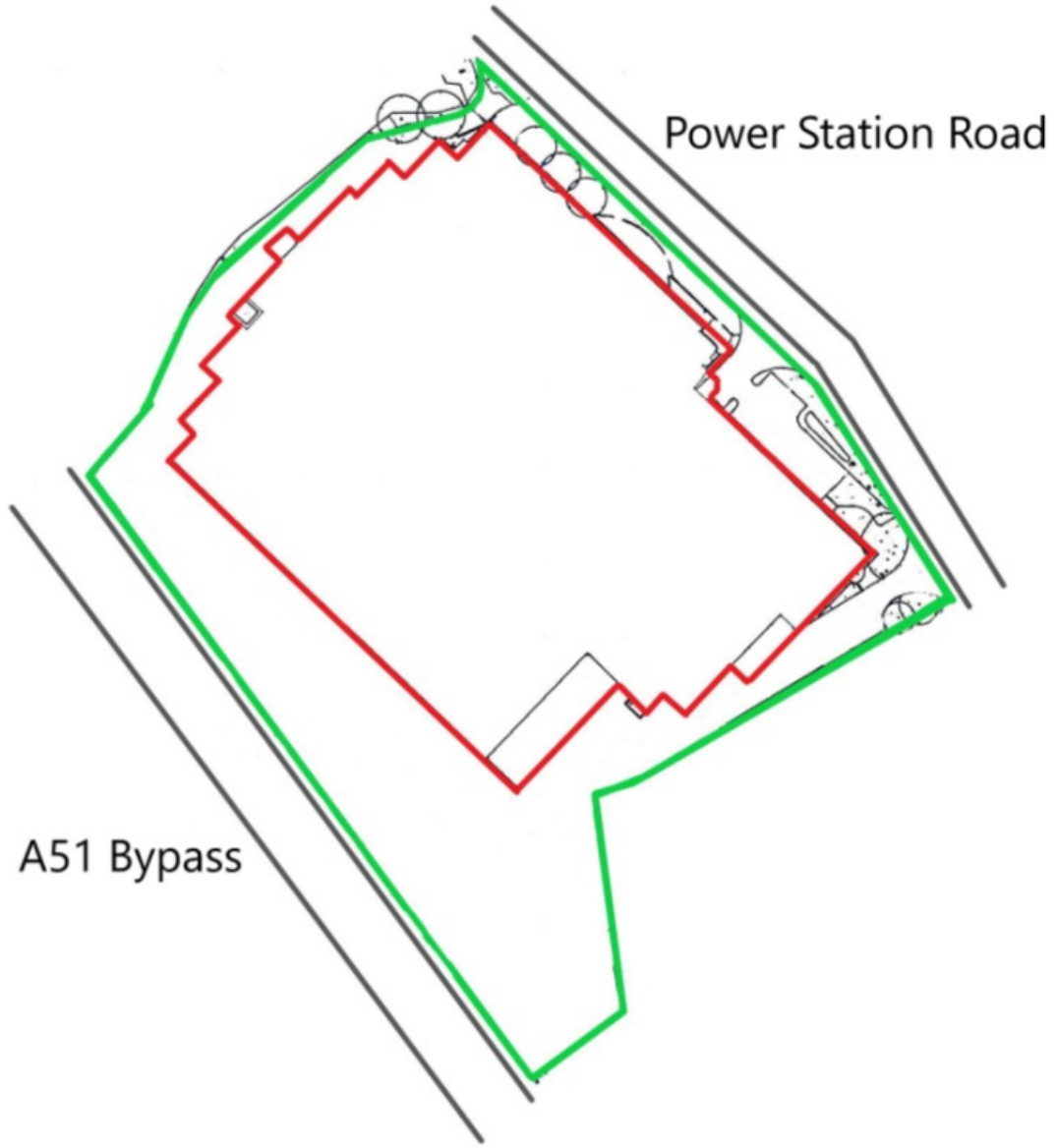
VIEWING

Strictly by prior appointment with the Agent's Cannock office. Contact: Ed Home, 07976 302003, ed@adixon.co.uk. Alternatively via our joint agents, Burley Browne. Contact: Ben Nicholson, 07889 407650, ben.nicholson@burleybrowne.co.uk.

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