



## Unit 19A Trent Valley Trading Estate, Station Road, Rugeley, Staffs, WS15 2HQ

- Ground Floor Warehouse & Offices
- Approximately 3,018 sq ft (270.37 sq m)
- Minimum Eaves Height Approx 4.5m
- Situated adjacent to the A51 Rugeley Bypass
- EPC Rating D-78



Printcode: 20240403

# Unit 19A Trent Valley Trading Estate

## Station Road, Rugeley

### PROPERTY REFERENCE

CA/BP/2315/a0424/AWH

### LOCAL AUTHORITY

Lichfield District Council Tel: 01543 308000.

### LOCATION

Trent Valley Trading Estate occupies a prominent position fronting the Rugeley Bypass (A51) being approximately 1 mile north of the town centre and 8 miles equidistant between Stafford to the north west, Cannock to the west and Lichfield to the south east.

### DESCRIPTION

The unit occupies an end of terrace position being adjacent to Thomson Petite. The premises incorporate brick and blockwork to a height of approximately 8ft (2.4m) with profile metal cladding above. The roof is of similar metal plastic coated sheeting with intermittent translucent light panels. The minimum eaves height is approximately 4.5m. Internally the accommodation provides warehouse and office space on the ground floor.

### ACCOMMODATION

All measurements are approximate:

Ground floor workshop, office, staff room and wc facilities approximately **3,018 sq ft (280.37 sq m)**

Outside

There is designated car parking to the front of the unit.

### RENT

£18,108.00 pax plus VAT payable quarterly in advance by banker's standing order.

### VAT

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

### LEASE

A new 6 year lease subject to a Rent Review at the expiration of the 3rd year of the term.

### TERMS

Full repairing and insuring basis.

### RATEABLE VALUE

£12,500 - Valuation Office.

### RATES PAYABLE

£6,237.50 - 2024/2025.

### ENERGY PERFORMANCE CERTIFICATE

Energy Performance Certificate Rating D-78.

### 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 bear their own legal costs.

### AVAILABILITY

Immediate.

### VIEWING

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



#### **MISREPRESENTATION ACT 1967 & PROPERTY MISDESCRIPTION ACT 1991**

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