



**First Floor, Anglesey House, Anglesey Court, Towers  
Business Park, Wheelhouse Road, Rugeley, Staffs, WS15  
1UZ**

- Modern First Floor Accommodation
- Approximately 5,177 sq ft (480.95 sq m)
- EPC Rating C-55



Printcode: 2024221

# First Floor, Anglesey House Anglesey Court, Rugeley

## LOCATION

Towers Business Park occupies a prominent position fronting the Rugeley Bypass (A51) being approximately 6 miles north east of Cannock and 8 miles south east of Stafford.

## DESCRIPTION

Towers Business Park provides a modern purpose built estate. Anglesey House is a 2 storey prestigious office/light business unit which forms part of Towers Business Park. The first floor is currently an open plan office with WC's and kitchen.

## ACCOMMODATION

All measurements are approximate:

First Floor - approximately **5,177 sq ft (480.95 sq m)**

There will be allocated car parking.

## RENT

£56,950 pax plus VAT.

## VAT

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

## LEASE

A new 3 year FRI lease. A longer lease is subject to a 3 year rent review cycle.

## TERMS

Full repairing and insuring basis.

## BUILDINGS INSURANCE

The landlord insures the premises and recharges back to the tenant. We understand this is £110.66 plus VAT for the current year.



## PROPERTY REFERENCE

CA/BP/2190/AWH

## LOCAL AUTHORITY

Cannock Chase Council Tel: 01543 462621.

## RATEABLE VALUE

To be reassessed.

## RATES PAYABLE

To be reassessed.

## ENERGY PERFORMANCE CERTIFICATE

Energy Performance Certificate Rating C-55.

## SERVICE CHARGE

We understand that a service charge is levied for the maintenance and upkeep of common parts and areas. We understand that this is £11,970.84 plus VAT for the current year.

## LEGAL COSTS

Each party to bear their own legal costs in this matter.

## AVAILABILITY

TBC

## VIEWING

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

## MISREPRESENTATION ACT 1967 & PROPERTY MISDESCRIPTION ACT 1991

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