



**Suite 7, 2nd Floor, Commerce House, Ridings Park,
Eastern Way, Hawks Green, Cannock, Staffs, WS11 7FJ**

- Purpose built detached office building
- Suite 1,245 sq ft (115.7 sq m)
- Gas fired central heating and double glazing
- 6 Car Parking Spaces
- Shared Facilities
- EPC C-51



Printcode: 2023512

Suite 7, 2nd Floor Commerce House, Ridings Park, Cannock

LOCATION

Ridings Park is situated just off the Eastern Way opposite the Nuffield Health Club. The Eastern Way provides a swift link to the A5 and junction T7 of the M6 Toll at Churchbridge approx 1.5 miles away.

DESCRIPTION

The property comprises a detached three storey office building of brick construction with tiled roof. There are shared toilet and kitchen facilities on each floor and a passenger lift. Outside, there is a tarmac car parking area immediately adjacent to the building.

ACCOMMODATION

All measurements are approximate:

Second Floor:

Landing - Shared Facilities

Passenger Lift

Ladies toilets with 3 cubicles and 3 wash hand basins

Male toilet with 2 cubicles, 2 urinals and 2 wash hand basins

Kitchen area

Office: Net Internal Area 1,245 sq ft (115.7 sq m).

Open plan.

Outside:

Parking bays 16 - 19, 31 and 32 are allocated to the Suite.

RENT

£11,000 pax plus VAT.

LEASE

The premises is offered on a new lease of 6 years with a 3 year Rent Review.

TERMS

Effective full repairing and insuring basis.

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/2266/KMC

LOCAL AUTHORITY

Cannock Chase District Council - Tel: 01543 462621.

RATEABLE VALUE

£9,100 - Valuation Office.

RATES PAYABLE

£4,540.90 - 2023/2024.

ENERGY PERFORMANCE CERTIFICATE

EPC Rating: C-51

SERVICE CHARGE

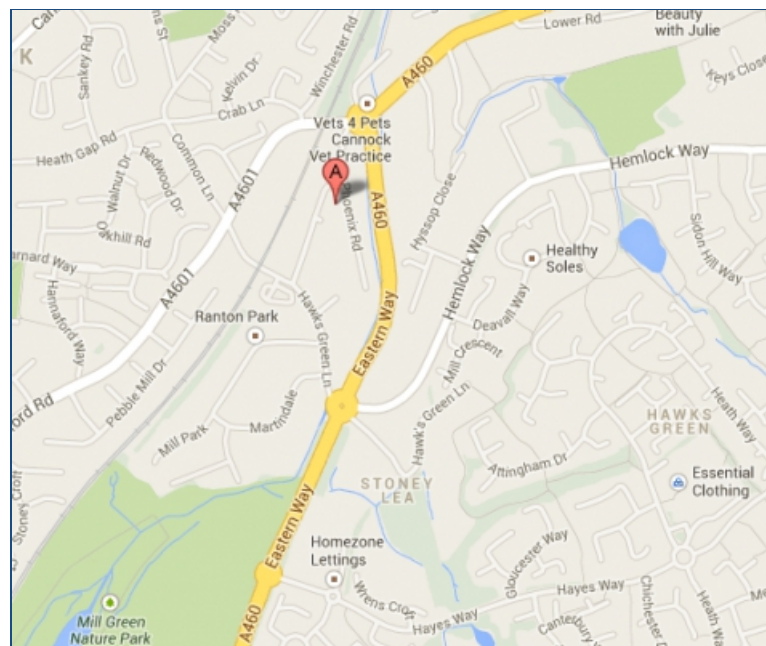
A service charge is levied on the site. It is currently in the region of 50p per sq ft per annum plus VAT.

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.

VIEWING

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



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