



**Suite 1 Second Floor, Pendragon House, Ridings Park,
Eastern Way, Hawks Green, Cannock, Staffs, WS11 7FD**

- Office Suite Approximately 1,000 sq ft (92.9 sq m)
- Gas Fired Radiator Central Heating
- 5 Car Parking Spaces
- Popular Estate
- EPC Rating: B-35



Printcode: 2025910

Suite 1 Second Floor, Pendragon House Ridings Park, Cannock

LOCATION

Ridings Park is prominently situated just off the Eastern Way approximately 1.5 miles from Cannock town centre and all its amenities. There are swift commuter links to the A5 and junction T7 of the M6 Toll Road at Churchbridge which is approximately 1.5 miles away. Junctions 11 and 12 of the M6 motorway are approximately 3 and 4 miles away respectively.

DESCRIPTION

The property comprises a second floor suite forming part of Pendragon House, a purpose built office premises constructed around 2000. There are shared toilet and kitchen facilities on each floor. The suite benefits from gas fired radiator central heating, category 2 lighting and has 5 car parking spaces.

ACCOMMODATION

All measurements are approximate:

Ground Floor

Entrance hall with staircase.

Second Floor

Landing

Suite 1:

Reception office with storage cupboard

Boardroom

L-shaped open plan office

Inner corridor having shared facilities including ladies and gents toilets and kitchen

Net Internal Area 1,000 sq ft (92.9 sq m)

Outside

There are 5 allocated car parking spaces with additional spaces available on site.

RENT

£9,000 pax plus VAT.

VAT

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

LEASE

The property is offered on a new 6 year lease with a 3 year rent review.

TERMS

Internal repairing and insuring basis.

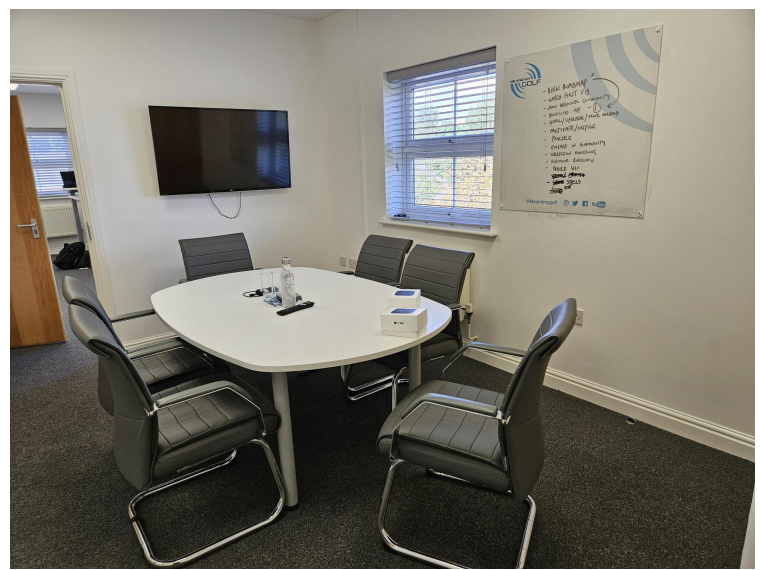
FURTHER INFORMATION

A security deposit will be required by the Landlord.

The property can be taken on a inclusive rental basis to include electricity, gas, water and communal cleaning. Please ask for further details.

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/2467/KMC

LOCAL AUTHORITY

Cannock Chase Council Tel: 01543 462621.

RATEABLE VALUE

£5,600 - VOA.

RATES PAYABLE

£2,794.40 - 2025/2026.

ENERGY PERFORMANCE CERTIFICATE

Energy Performance Certificate B-35.

SERVICE CHARGE

A site service charge is levied for the annual period 1st April to 31st March. The cost of gas, electricity and water is shared between the tenants on the second floor. Cleaning of the communal parts, janitorial supplies and fire equipment and testing are billed out separately on a pro rata basis.

LEGAL COSTS

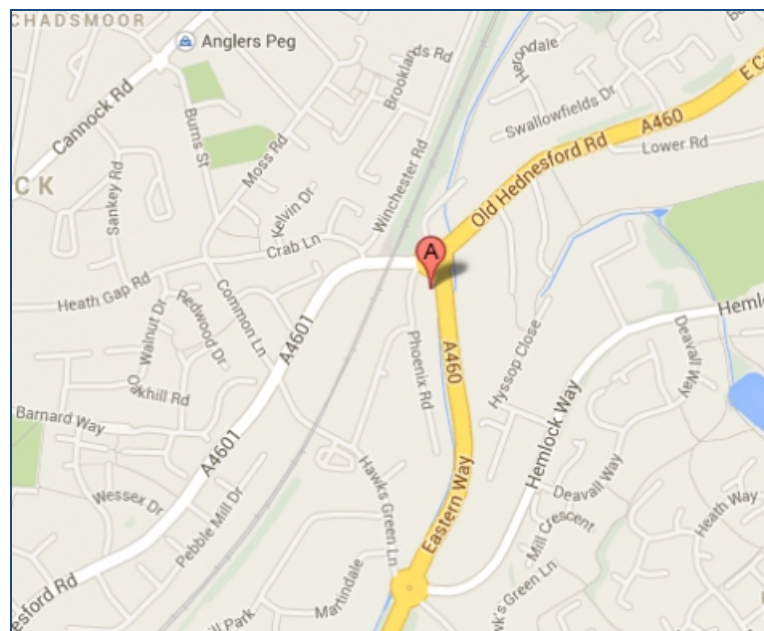
All legal costs incurred in the preparation of the lease and counterpart lease together with any vat and stamp duty due thereon will be the responsibility of the ingoing tenant.

AVAILABILITY

January 2026.

VIEWING

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



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