



## Offices 5, 9, 10 & 20, Churchill House, Hyssop Close, Cannock, Staffs, WS11 7FU

- Individual Office Suites
- Flexible Lease
- Fully Inclusive Rent
- Car Parking Available
- EPC Rating C-75



Printcode: 20260225

# Offices 5, 9, 10 & 20

## Ground Floor, Churchill House, Cannock

### PROPERTY REFERENCE

CA/BP/2453/a0226/AWH

### TERMS

The rent is fully inclusive of all services, but the tenant is responsible for the installation and running of any telephones and equipment. Refuse collection is also charged additionally to each office at approx £10 plus VAT per quarter.

### LOCAL AUTHORITY

Cannock Chase Council Tel: 01543 462621.

### ENERGY PERFORMANCE CERTIFICATE

Energy Performance Certificate C-75.

### LEGAL COSTS

The Landlord issues the Lease to the tenant who is responsible for paying the Landlords costs in the matter.

### VIEWING

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

### LOCATION

Churchill House is situated just off Hyssop Close, which is best approached from Hemlock Way. It lies approximately 2.5 miles from Cannock Town Centre with easy access to the Eastern Way and onto the A5, where the M6 Toll Road has a junction at Churchbridge. Access to the M6 motorway at Junction No.'s 11 & 12 are approximately 4 & 3.5 miles away respectively.

### DESCRIPTION

The premises comprises of ground & first floor office suites within a hexagonal building being in an established business area. Offices 9, 10 and 11 are all on the ground floor and Office 20 is on the first floor. There is a shared kitchen and male and female toilets. Car parking is adjacent to the building.

### ACCOMMODATION

All measurements are approximate:

OFFICE	SQ FT	SQ M	RENT	AVAILABILITY
5	303	28.1	£555.50 pcm plus VAT	Immediate
9	315	29.2	£577.50 pcm plus VAT	Immediate
10	382	35.4	£700.33 pcm plus VAT	Immediate
20	217	20.1	£397.83 pcm plus VAT	Immediate

### RENT

From £4,774 pax plus VAT

### VAT

VAT will be charged in addition.

### LEASE

The offices are offered on a Flexible Lease.

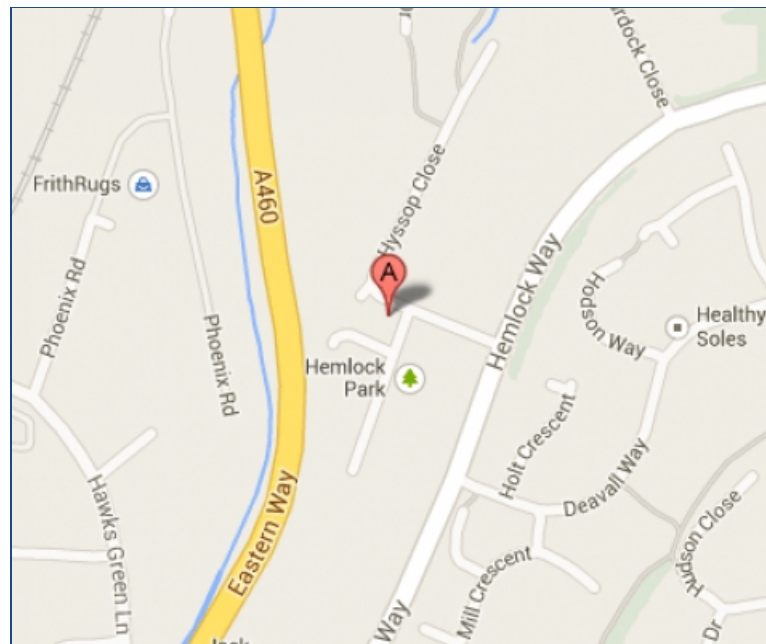
### FURTHER INFORMATION

#### Rent Deposit:

A one month rent deposit is taken and held throughout the term.

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

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