

OFFICES WITH WORKSHOP



**Unit 8 Key Point, Lower Keys Business Park
Hednesford, Staffs, WS12 1FN**

- End of Terrace Unit
- Approximately 2,705 sq ft (251.3 sq m)
- Offices with Workshop / Storage
- 5 Car Parking Spaces
- EPC Rating B-33



Printcode: 2026720

Unit 8 Key Point

Lower Keys Business Park, Hednesford

LOCATION

The property is situated on Keys Park Business Park just off Lower Keys Road in Hednesford, approximately 1.5 miles from Hednesford town centre and all its amenities including the Railway station. Hednesford itself lies approximately 3 miles and 5 miles from Rugeley.

DESCRIPTION

The property comprises an end of terrace industrial unit built circa 2005. The unit is of portal steel framed construction with part brick/block and part profile steel cladding and floor to ceiling glazing to the front. The unit is a 50/50 split of warehouse and offices with a small mezzanine of storage with an office. There are 5 allocated car parking spaces.

ACCOMMODATION

All measurements are approximate:

Ground Floor

Approximately 1,748 sq ft (165.7 sq m)
Approx 50 / 50 split between office accommodation and workshop/storage space
Open plan office, Boardroom, Kitchen, WCs and Server Room

Mezzanine Floor

Approximately 921 sq ft (85.6 sq m)
Approx 80/20 split between office accommodation and storage

Outside

The unit benefits from 5 car parking spaces

ASKING PRICE

£8.50 psf pax plus VAT (£23,000)

VAT

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

LEASE

the property is available on a new 3 year lease or multiples thereof.

TERMS

Full repairing and insuring basis.

FURTHER INFORMATION

BUILDING INSURANCE The building insurance recharge for the current year is £475 plus VAT.

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/2494/AWH

LOCAL AUTHORITY

Cannock Chase Council Tel: 01543 462621.

RATEABLE VALUE

£14,250 - VOA.

RATES PAYABLE

£6,156 - 2026/2027.

ENERGY PERFORMANCE CERTIFICATE

Energy Performance Certificate Rating B-33.

SERVICE CHARGE

The service charge for the unit is £500 plus VAT for the current year.

LEGAL COSTS

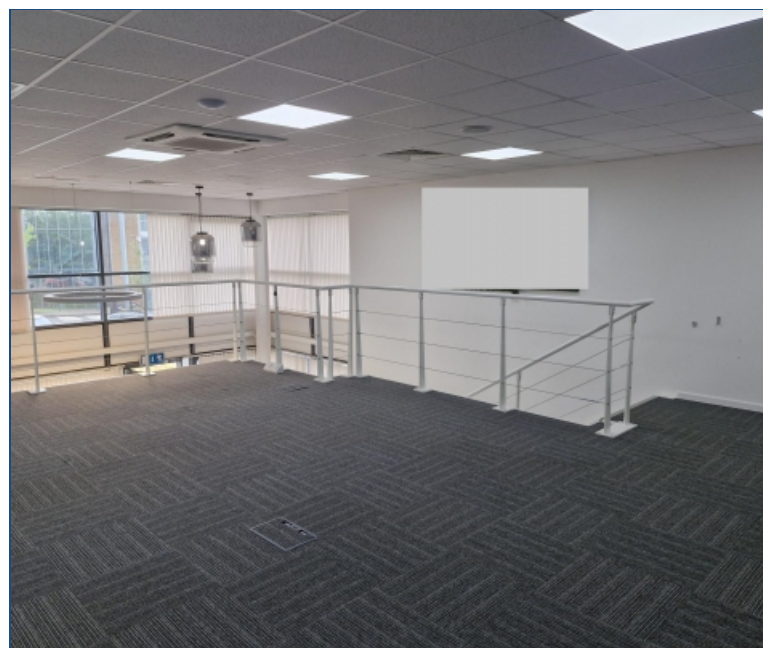
Each party to bear their own legal costs in this matter.

AVAILABILITY

Immediate.

VIEWING

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



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