



Unit 4 Boscomoor Industrial Estate, Boscomoor Lane, Penkridge, Staffs, ST19 5QY

- End of Terrace Business Unit
- Refurbished
- Approximately 1,450 sq ft (134.7 sq m)
- Good Road Communications
- Flexible Terms
- EPC Rating: D-95



Printcode: 20260710

Unit 4 Boscomoor Industrial Estate

Boscomoor Lane, Penkridge

LOCATION

Boscomoor Industrial Estate is situated to the south of Penkridge town centre within a mixed commercial and residential area. Stafford which is approximately 5 miles to the north and Wolverhampton approximately 10 miles to the south are linked via the A449 trunk road which in turn provides access to junction 12 & 13 of the M6 motorway.

DESCRIPTION

The premises comprise of a single pitched portal framed unit with a maximum eaves height of approximately 4m. There are brick elevations and a metal plastic coated roof with translucent light panels. Internally there are three administration offices, WC, kitchenette and warehouse.

ACCOMMODATION

All measurements are approximate:

Ground floor **1,450 sq ft (134.7 sq m)**

Outside

There are 2 car parking spaces.

RENT

£14,000 pax plus VAT.

VAT

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

LEASE

The premises are available on a new full repairing and insuring 6 year lease subject to a rent review at the end of the 3rd year of the term.

TERMS

Full repairing and insuring basis.

BUILDING INSURANCE

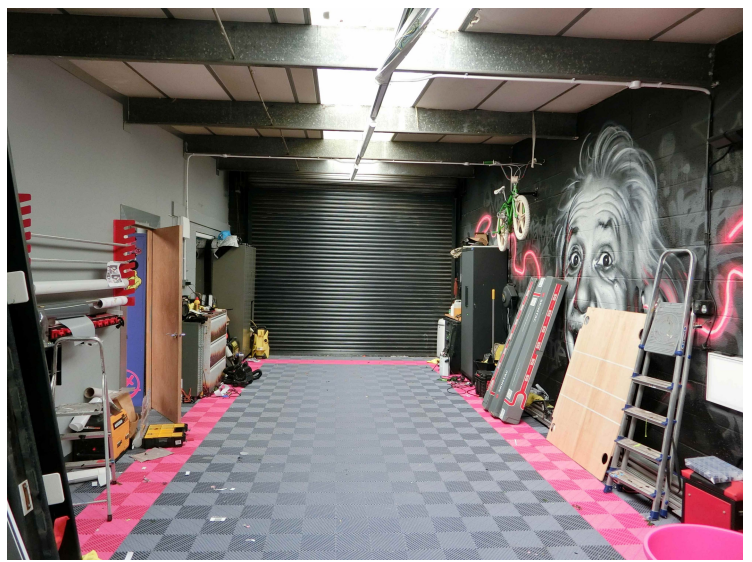
The landlord insures the building and recharges back the annual premium on a periodic basis. This is £640 plus VAT for the current period.

SERVICE CHARGE

We understand that a service charge is levied for the maintenance and upkeep of common parts and areas. This is £400 plus VAT for the current period.

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/2534/ELH

LOCAL AUTHORITY

South Staffordshire Council Tel 01902 696000.

RATEABLE VALUE

£11,250 - VOA.

RATES PAYABLE

£4,860 - 2026/2027 (small business non-domestic).

ENERGY PERFORMANCE CERTIFICATE

Energy Performance Certificate D-95.

LEGAL COSTS

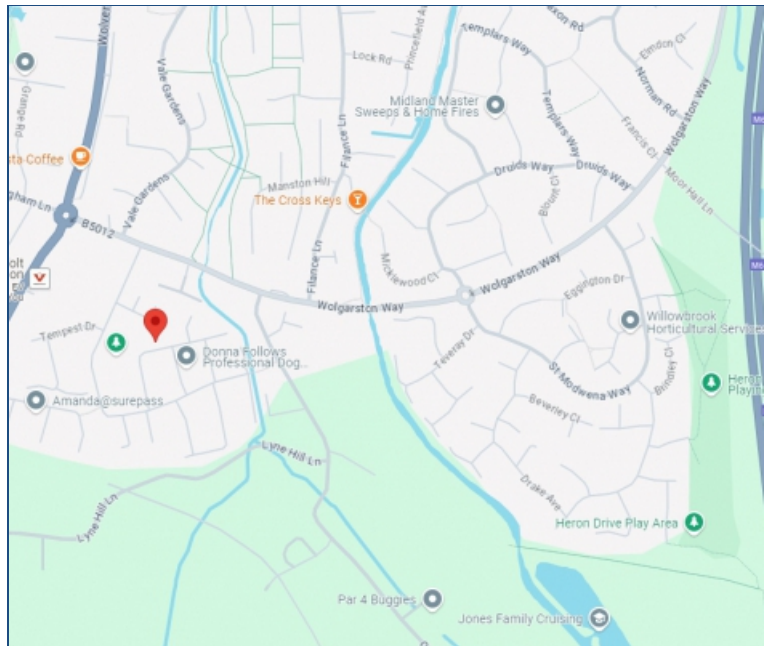
All legal costs incurred in the preparation of the lease and counterpart lease together with any vat and stamp duty due thereon will be the responsibility of the ingoing tenant.

AVAILABILITY

Immediate.

VIEWING

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



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