

RORY MACK

ASSOCIATES



**PIONEER HOUSE
MILL STREET, CANNOCK
STAFFORDSHIRE, WS11 0EF**

**TO LET
£7,500 PAX**

- A range of self-contained office suites situated in a modern two storey development.
- Prominent central location on corner of Ringway (A34) on fringe of Cannock town centre
- Allocated parking spaces per suite to the rear carpark
- Available by way of new FRI leases.
- Suite 6 available – 804 sq ft



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GENERAL DESCRIPTION

A self-contained first-floor office suite in a modern development, surrounded by established businesses. The suite offers a professional workspace with suspended ceilings and gas central heating for year-round comfort. The property includes male and female WCs, plus a ground-floor disabled WC. Off-road parking is available, with an allocation of two spaces available. Additional parking options include Backcrofts Car Park (five-minute walk), High Green Court Car Park (ten-minute walk), and Hunter Road Car Park (ten-minute walk), making these offices a convenient and well-equipped choice in a prime location.

LOCATION

Pioneer House is situated on the corner of Ringway (A34) and Mill Street, on the outskirts of Cannock town centre. The building is conveniently located for access to all town centre facilities.

ACCOMMODATION

	Suite Size	Rent PAX
Suite 6	804 sq ft	£ 7,500
* Suite 6 includes tea making facilities and WC		

SERVICE CHARGE

£2,369.08 PA

VAT

The rent is **subject to VAT**.

SERVICES

Mains electricity, water and gas central heating are connected, and each suite is separately metered. Please note, no services have been tested by the agents.

BUSINESS RATES

Suite 6:

Rateable Value: £10,250

Rates payable: £4,428 pa (26/27)

*If you qualify for Small Business Rates Relief, you should be entitled to a 100% exemption.

EPC

Suite 6: C (56)

TENURE

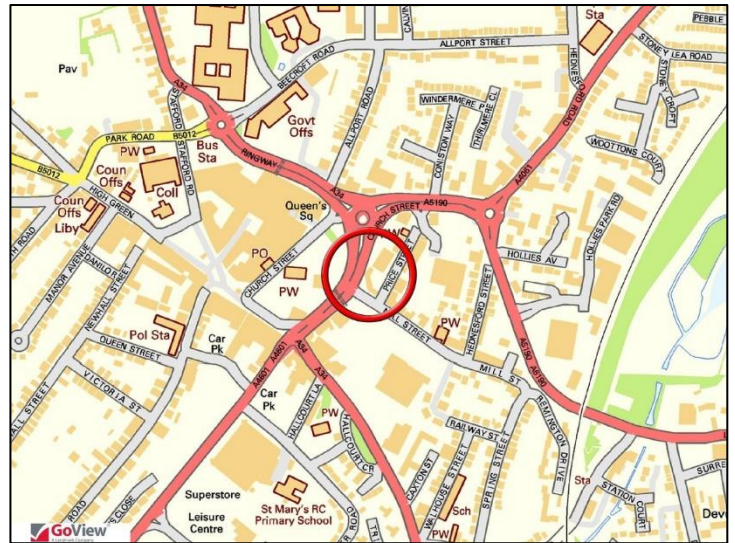
New FRI lease available by way of service charge (service charge budget can be made available on request), for a term of years to be agreed, subject to a minimum of 3 years. The incoming tenant will be responsible for a contribution towards the annual buildings' insurance. Full details can be made available upon request. Each party is to pay their own legal fees.

ANTI MONEY LAUNDERING REGULATIONS

In accordance with the anti-money laundering regulations, two forms of identification will be required (e.g. photographic driving license, passport, utility bill) from the applicant and a credit check may also be required, the cost of which will be the responsibility of the applicant. Where appropriate we will also need to see proof of funds.



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OFFICE

37 Marsh Parade

Newcastle

Staffordshire

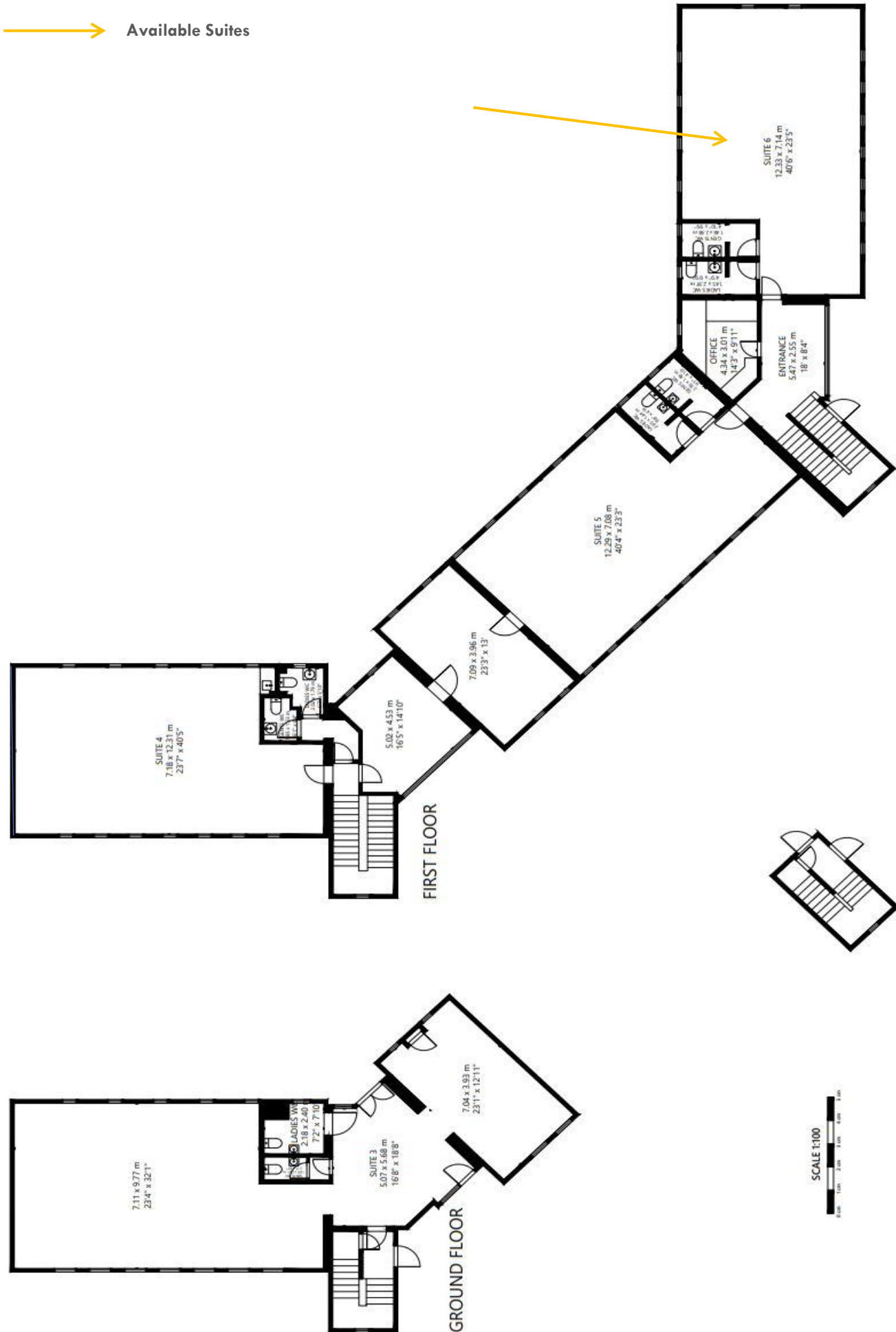
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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



Available Suites

GROSS INTERNAL AREA
TOTAL: 5,736 sq ft/ 532 m²
GROUND FLOOR: 3,966 sq ft/ 368 m², FIRST FLOOR: 1,770 sq ft/164 m²
SIZE AND DIMENSIONS ARE APPROXIMATE. ACTUAL MAY VARY.