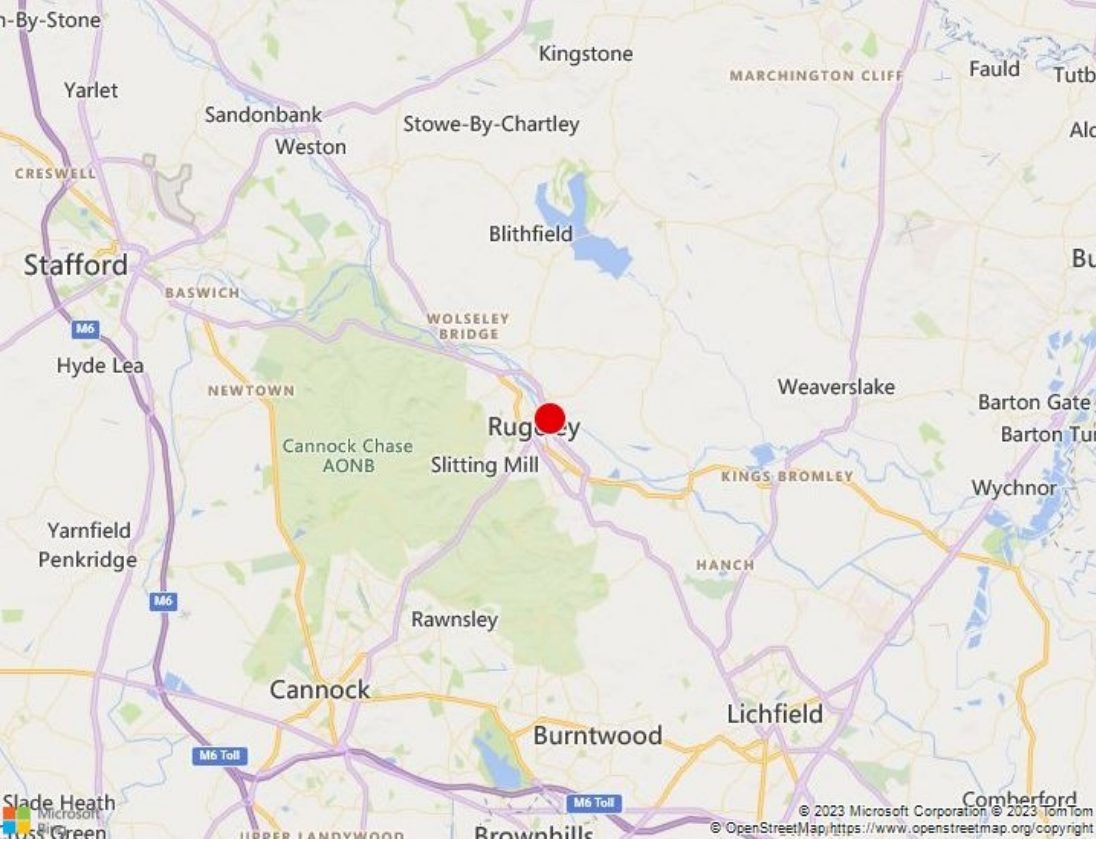


# SUBSTANTIAL INDUSTRIAL PREMISES WITH YARD - TO LET / MAY SELL

Rugeley 161, Riverside, Power Station Road, Rugeley, Staffordshire, WS15 2WA

GIA - 161,145 SqFt (14,970.37 SqM) Total Site Area 6 acres (approx.) including 2 acre Secure Yard (approx.) | Rent/Sale Price On Application





## KEY FEATURES

- Substantial Detached Industrial/Warehouse premises
- Enclosed yard which extends to 2 acres with dual service access
- Integrated office block together with ample parking
- Prominent roadside location on Power Station Road, Rugeley
- Positioned close to the A51 Bypass approximately 1 mile from Rugeley town centre
- Total site area approximately 6 acres

## LOCATION

Rugeley is a market town in Staffordshire being situated on the A51 approximately 8 miles south east of Stafford and 26 miles north of Birmingham. The M6 motorway is located approximately 7 miles to the south. The property, which has a prominent frontage to the town's bypass (A51), is situated approximately 1 mile from Rugeley town centre being opposite an existing Tesco supermarket and within an established industrial location. There is a substantial Amazon storage and distribution Hub which is situated on Towers Business Park together with the adjacent former Power Station which has outline planning for a comprehensive residential lead redevelopment to include around 2,300 new homes.

## DESCRIPTION

The property comprises substantial detached warehouse/industrial premises being of steel portal frame construction with offices to the main frontage and two separate service entrances leading to an extensive concrete surfaced yard. There are numerous interconnecting bays with minimum eaves heights varying from 4.5m up to 6.5m. The property also benefits from an enclosed yard which extends to approximately 2 acres.



Area	SqFt	SqM
TOTAL GIA	161,145	14,970.37
Total Floor Area	161,145	14,970.37

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## LEASE

The property is available on the basis of a new Full Repairing and Insuring lease, the terms for which are to be agreed by negotiation.

## ASKING PRICE / RENT

On Application.

## EPC

Energy Performance Asset Rating Band D- 91. A copy of the EPC is available on request.

## BUSINESS RATES

Rateable Value 2023/24 - £482,500.

Rates Payable £247,040.

Interested parties are advised to make their own enquiries with the Local Authority (Cannock Chase) for further information.

## MONEY LAUNDERING

In accordance with Anti Money Laundering Regulations two forms of ID and confirmation of the source of funding will be required from the successful applicant. For a company, any person owning more than 25% must provide the same.

## LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in the transaction.

## VAT

All figures are quoted exclusive of VAT which we understand will be payable in this instance.

## VIEWING

Strictly by prior appointment, please contact:



Ben Nicholson MRICS

DDI: 0121 362 1532

Mob: 07889 407650

E: [ben.nicholson@burleybrowne.co.uk](mailto:ben.nicholson@burleybrowne.co.uk)

Or alternatively, please contact joint agents Andrew Dixon & Co - Ed Home 07976 302003 - [ed@adixon.co.uk](mailto:ed@adixon.co.uk)

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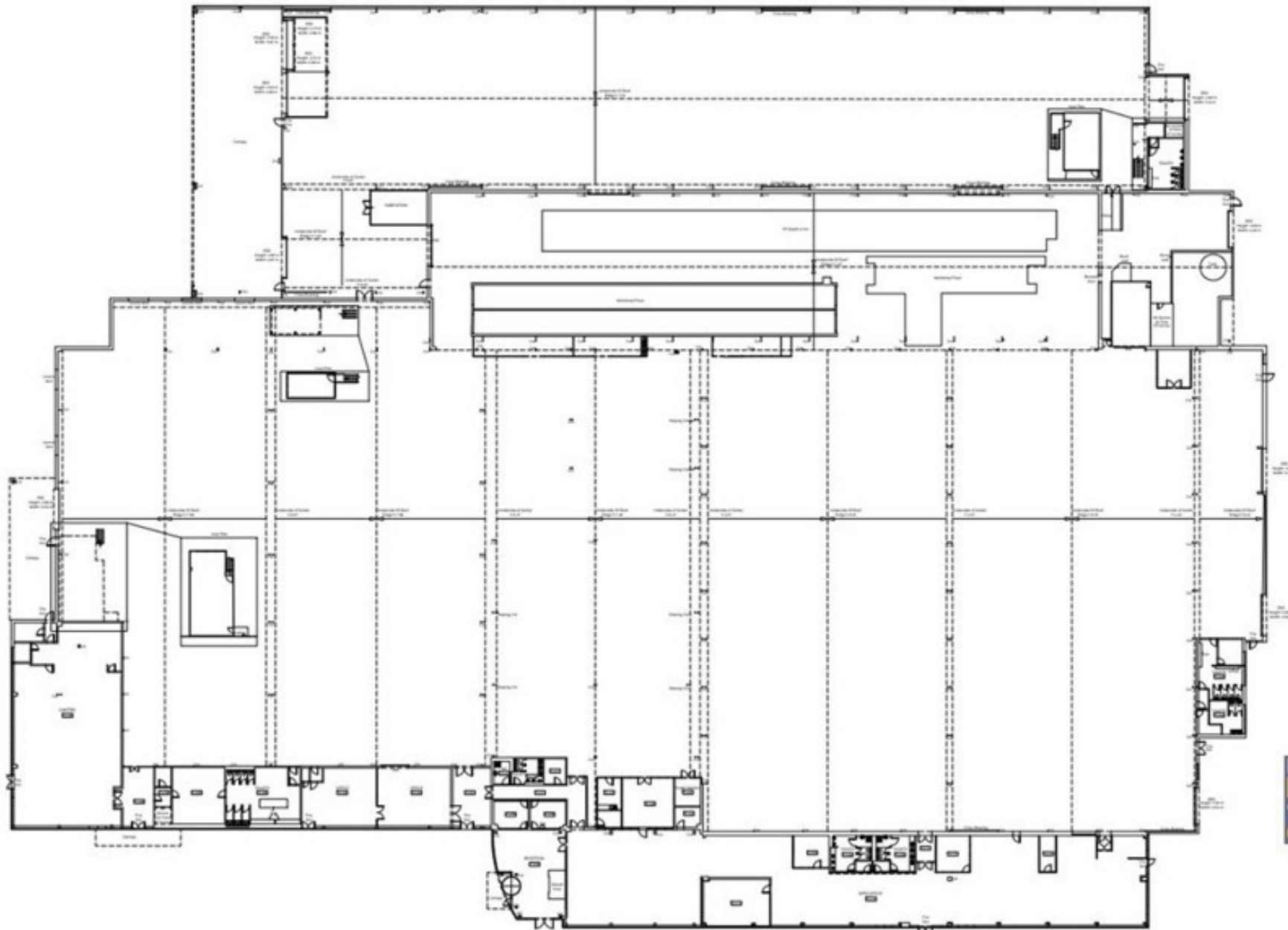


0121 321 3441  
[www.burleybrowne.co.uk](http://www.burleybrowne.co.uk)



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Misrepresentation Act 1967. Unfair Contract Terms 1977. Consumer Protection Regulations under Unfair Trading Regulations 2008. The Business Protection Regulations from Misleading Marketing Regulations 2008.



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