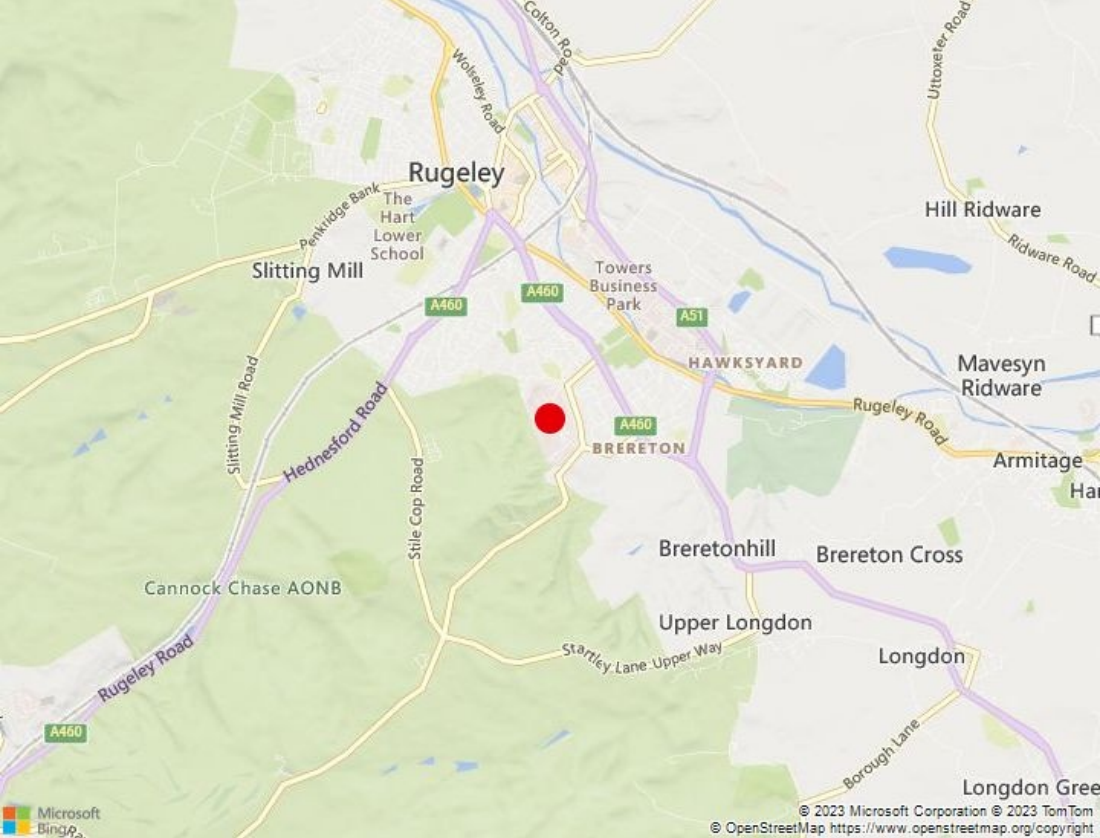


WAREHOUSE PREMISES - FOR SALE / MAY LET

Units 7 & 8, Kimberley Business Park, Rugeley, WS15 1RE

5,846 SqFt (543.09 SqM) | £450,000 offers in excess of / On Application





KEY FEATURES

- Rare opportunity to acquire warehouse premises
- Well presented accommodation incorporating ground & first floor offices
- 6 car parking spaces
- Popular commercial estate on the outskirts of Rugeley town centre
- Within driving distance of M6 Toll Road
- Well established commercial area

LOCATION

The subject property is situated within the well-established Kimberley Way Business Park to the south of Rugeley town centre. Kimberley Way comprises a cul-de-sac situated off Redbrook Lane which in turn has nearby access to the main road/Brereton Road providing direct access with the A51. The A51 provides links with Lichfield City Centre to the southeast and alternatively north forming the new Rugeley bypass. The location provides easy access with the Midlands motorway networks including the M6 Toll Road, M54 and M6 motorways.

DESCRIPTION

The premises comprise two interconnecting industrial/warehouse units offering well presented offices on ground and first floor level, together with a well maintained warehouse. Externally the property has the use of 6 car parking spaces.

Area	SqFt	SqM
GF OFFICES/ANCILLARY	2,232	207.35
GF WAREHOUSE	2,526	234.67
FF OFFICES	1,088	101.08
Total Floor Area	5,846	543.09



Units 7 & 8, Kimberley Business Park, Rugeley WS15 1RE



LEASE

A letting of the premises may be considered, further details on request.

ASKING PRICE / RENT

£450,000 offers in excess of / On Application

SERVICE CHARGE

We understand that a Service Charge is applicable for the shared cost of maintenance of the estate, further details available on request.

EPC

Energy Performance Asset Rating B-40.

A copy of the Energy Performance Certificate is available on request.

TENURE

We are advised that the property is held on a 999 year ground lease from 29 June 2007.

Further details are available on request.

BUSINESS RATES

Rateable Value £33,000.

Rates Payable 2023-2024 £16,467

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

MONEY LAUNDERING

In accordance with anti-money laundering regulations, two forms of ID and confirmation on the source of funding will be required from the successful applicant.

LEGAL COSTS

Each party is to bear their own costs in relation to this matter.

VAT

All figures are quoted exclusive of VAT which will be payable in this instance - solicitors to confirm.

VIEWING

Strictly by prior appointment, please contact:



Ben Nicholson MRICS

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Mob: 07889 407650

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