



HOWKINS &
HARRISON

New House Farm, Uttoxeter Road, Blithbury, Rugeley, Staffordshire, WS15 3HY

£18,000 per annum

- B8 use
- 451.8 sq m / 4,863 sq ft
- Separate office
- Ample parking
- Attractive rural location

Please contact Anna Meynell on

01530 877977 option 3

anna.meynell@howkinsandharrison.co.uk

Approx 4,850 sq ft storage unit available to rent near Blithbury, between Abbots Bromley and Rugeley. It has good transport links being only 2.8 miles from the A51 and approx 12 miles from the A5, A38, M6 toll junction. With office accommodation it would be suitable for a wide variety of users. Ample parking and secure site.

Description

The property comprises a steel portal frame unit with brick and block work walls and a pitched profile clad roof. Internally there is a large warehouse area with an entrance/office, a kitchen area, a further office at the far end and a small first floor storage area. The unit benefits from 3 phase electricity.

Dimensions:

Main warehouse: 15.4m x 20.4m

Entrance: 8.3m x 5.0m

Rear office: 8.2m x 5.1m

Kitchen: 4.9m x 2.8m

First floor store: 7.4m x 5.3m

NIA: 451.8 sq m / 4,863 sq ft

Price

Rent: £18,000 per annum.

The rent is payable monthly and there is no VAT payable.

The landlord insures the building and recharges to the tenant on an annual basis.

Tenure

The property is available on a new full repairing and insuring lease, Terms to be agreed.

The Lease will be excluded from Sections 24-28 of the Landlord & Tenant Act 1954.

Utilities

The property benefits from 3 phase electricity. There is no gas to the property.

Service Charge

None.

Business Rates

The current Rateable Value (as at 1st April 2023) - £25,250.

EPC

TBC

Deposit

A deposit will be required to be held for the duration of the term.

Planning

We understand that the property has planning permission for B8 use

Viewings

Strictly by appointment with Howkins and Harrison LLP. Please contact Anna Meynell at the Ashby de la Zouch branch Tel:01530 877977 (option 3).

Howkins & Harrison

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Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. If there is any point, which is of particular importance let us know and we will verify it for you. These Particulars do not constitute a contract or part of a contract. All measurements are approximate. The Fixtures, Fittings, Services & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. Plans are provided for general guidance and are not to scale.

