

A.J. Phillips

Chartered Surveyors Commercial and Professional Property Services

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Celcon House, Power Station Road, Rugeley, Staffordshire WS15 2HS

Available to Let on New Lease



Benefits from B1 and D1 Planning Consent
Potential Use for Offices, Leisure, Educational or Social / Medical
Approximately 3,041 sq.ft / 282.59 m²
24 On Site Car Parking Spaces

GUIDE RENT: £ 8 per sq.ft



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Location

Celcon House is located in a prominent roadside position within Power Station Road which runs parallel to the recently built A51 Rugeley Bypass which opened in 2007. Nearby users include JCB, John Partridge and Chris Elwell Transport. Major redevelopment and renewal is taking place within the area including substantial redevelopment at the Towers Business Park with developments by Gazeley and others.

Description

The property comprises a recently refurbished, centrally heated contemporary office building set out on two floors with a total floor area of approximately 3,041 sq.ft / 282.59 m². Externally there is an enclosed car park and garden area accessed through secure fencing and gates.



Road and Rail Links

The newly built A51 Bypass provides easy links to the south and Stafford and Stoke-on-Trent to the north. Junction 12 of M6 is about twenty minutes and M6 Toll about six miles to the south. Intercity West Coast Rail links are available at Stafford and Tamworth.

Accommodation

Ground Floor

Entrance Lobby				
Central Reception				
Office 1	4.40 m x 3.02 m	13.28 m ²	143 sq.ft	
Office 2	4.36 m x 7.37 m	32.13 m ²	346 sq.ft	
Office 3	3.00 m x 2.90 m	8.70 m ²	94 sq.ft	
Office 4	4.34 m x 2.87 m	12.45 m ²	134 sq.ft	
Office 5	4.34 m x 2.22 m	9.63 m ²	104 sq.ft	
Office 6	4.35 m x 3.62 m	15.74 m ²	169 sq.ft	
Office 7	4.22 m x 5.50 m	23.21 m ²	250 sq.ft	
Office 8	5.48 m x 6.40 m	35.07 m ²	377 sq.ft	

First Floor

Office 9	13.70 m x 4.44 m			
	less 2.50 (est) m x 0.93 m	58.50 m ²	630 sq.ft	
Office 10	4.44 m x 2.00 (av) m	8.88 m ²	96 sq.ft	
Office 11	4.43 m x 2.89 m	12.80 m ²	138 sq.ft	
Office 12	4.43 m x 4.46 m	19.75 m ²	213 sq.ft	
Office 13	2.91 m x 3.22 m	9.37 m ²	101 sq.ft	
Office 14	4.48 m x 6.05 m			
	less 3.22 m x 1.25 (est) m	23.08 m ²	248 sq.ft	

Total 282.59 m² / 3,041 sq.ft

Terms

The premises are available on a new part repairing, decorating and insuring lease on terms to be agreed.

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VAT

All prices, premiums and rents etc are quoted exclusive of but may be liable to VAT at the prevailing rate.

Rating Data

Rating Authority: Cannock Chase District Council (01543) 462621

Rateable Value: £27,250

Rates Payable: £13,216.25 (2009/2010) *

*based on an assumed multiplier of 48.5p (<http://www.mybusinessrates.gov.uk/rates/ubr/index.html>)

Planning Consent

Planning consent was granted by Cannock Chase District Council for a change of use to a Children's Nursery, on 2nd June 2004, reference CH.03.0837. There is potential for the property to be used for other uses under the D1 Use Class such as: clinics; health centres; schools; places of worship etc. The previous use has been for office purposes within the use class B1.



Legal Costs

Each party is to be responsible for their own legal costs and all other costs incurred in this transaction.

Energy Performance Certificate

Has been requested.

Viewing

By appointment with A J Phillips Tel: 01785 254545, Fax: 01785 255605 or e-mail commercial@ajphillips.co.uk

Full details of similar properties are available online at our website
www.ajphillips.co.uk

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