

**RORY MACK**

**ASSOCIATES**



**UNIT 4,  
PENKRIDGE INDUSTRIAL ESTATE,  
BOSCOMOOR LANE,  
PENKRIDGE, STAFFS, ST19 5NU**

**TO LET  
£8,995 PAX**

- Single storey self-contained industrial unit
- Excellent access to junctions 12 and 13 of the M6 motorway
- Park of a development of six industrial units benefiting from a secure yard and shared parking
- Available by way of new FRI lease by way of service charge
- EPC Band D (90)



**UNIT 4 PENKRIDGE ESTATE,  
BOSCOMOOR LANE, PENKRIDGE,  
STAFFORDSHIRE, ST19 5NU**

**GENERAL DESCRIPTION**

An end terrace single storey industrial unit standing within a secure yard with shared parking. The unit benefits from a secure roller shutter to the front with pedestrian access via a separate door and uPVC windows with security bars. Internally, the unit has been recently refurbished and is in a clean, tidy, and presentable condition. The property is considered suitable for a number of uses including workshop, warehouse or storage and distribution. The communal parking is hard standing with gates for added security.

**LOCATION**

Located on Boscomoor Lane on the periphery of Penkridge, close to Wolverhampton Road (A449) the main road joining Penkridge to Stafford. Situated approximately five miles South of Stafford and four miles West of Cannock, the unit is two miles from junction 13 and three miles from junction 14 of the M6 motorway. The estate houses an array of small industrial type businesses.

**ACCOMMODATION**

Workshop:	828 sq ft
Entrance lobby:	137 sq ft
Office:	118 sq ft
WC:	--
<b>Total:</b>	<b>1,083 sq ft</b>

**SERVICES**

Mains water, drainage and 3-phase electricity is connected. Please note that no services have been tested by the agents.

**VAT**

Rents are subject to VAT at the prevailing rate.

**EPC**

Band D (90)

**BUSINESS RATES**

Rateable Value:	£5,200
Rates Payable:	£2,594.80 pa (22/23)**

\*\* If you qualify for Small Business Rates Relief you should be entitled to a 100% rates exception. Prospective tenants should make their own enquiries to confirm the amount of business rates payable for their proposed use of the property.

**TENURE**

Available by way of a new FRI lease by way of service charge for a term of years to be agreed subject to a minimum of three years and multiples thereof. Incoming tenant to be responsible for reimbursing the landlord for the annual building insurance and each party to be responsible for the own legal fees.

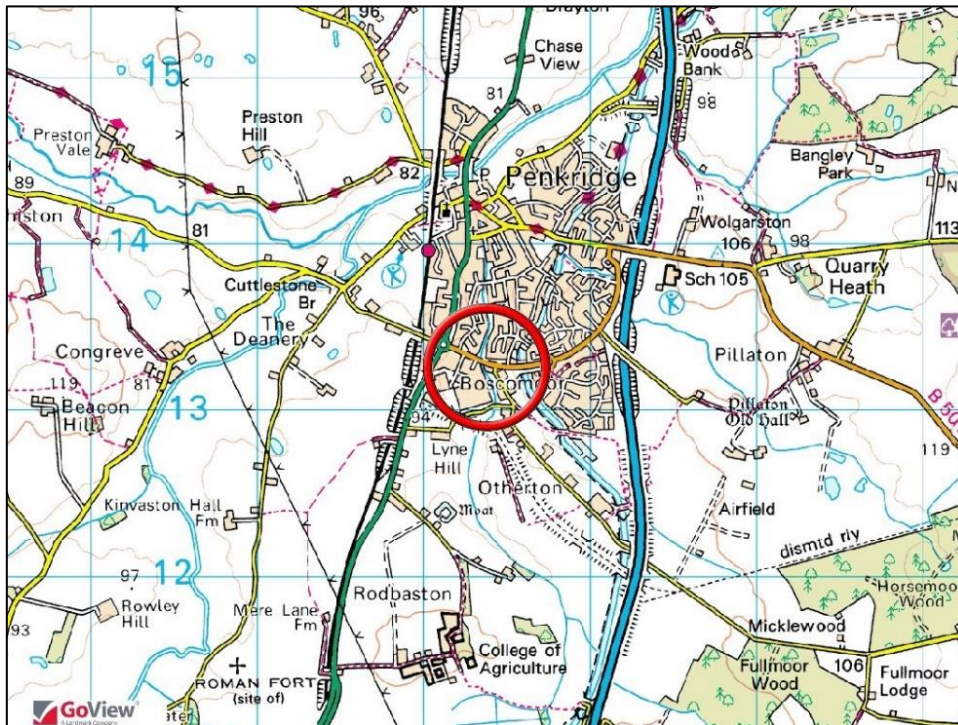
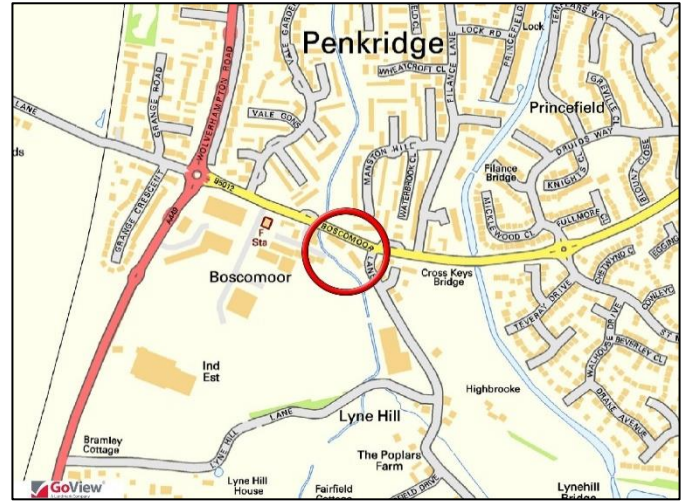
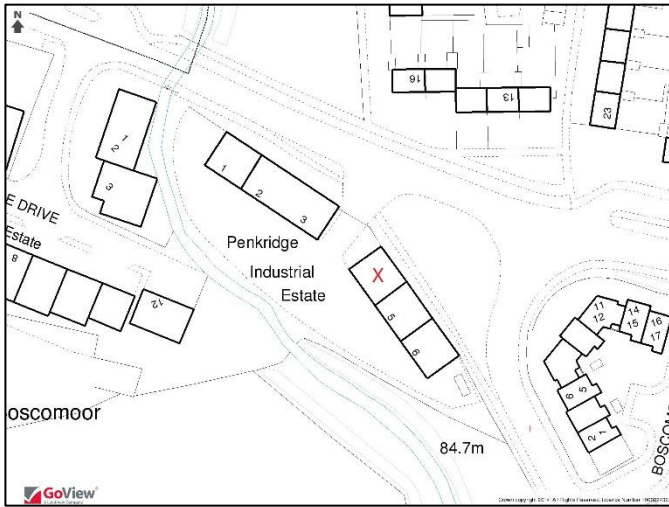
**ANTI MONEY LAUNDERING REGULATIONS**

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.





**UNIT 4 PENKRIDGE ESTATE,  
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STAFFORDSHIRE, ST19 5NU**



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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