



**UNIT 7, THE WINDING HOUSE  
WALKERS RISE, HEDNESFORD  
STAFFORDSHIRE, WS12 0QU**

**TO LET  
£7,950 PAX**

- Starter unit located on Cannock Chase Enterprise Centre
- Workshop/warehouse with office space NIA: 665 sq ft
- Convenient Location on outskirts of Hednesford off A460
- Roller shutter access and plenty of onsite Parking
- EPC: TBC



# UNIT 7, THE WINDING HOUSE WALKERS RISE, HEDNESFORD STAFFORDSHIRE, WS12 0QU

## GENERAL DESCRIPTION

The property comprises a self-contained ground floor industrial/warehouse unit with office forming part of a larger commercial building located on the popular Enterprise Centre. The unit is very well presented throughout and includes a very well-appointed office with comfort cooling and data cabling.

The unit is accessed via a shared entrance area in addition the roller shutter good entrance and benefits from plastered internal walls and ceiling together with comfort cooling in the workshop area, making the unit extremely versatile for a wide range of businesses.

## LOCATION

Unit 7, within the 'Winding House' forms part of the 'Cannock Chase Enterprise Centre' where a range of businesses reside. The Centre is well established and enjoys high levels of occupancy, having excellent road connections and being within 1 mile of Hednesford and approximately 4 miles to the south of Rugeley. The beautiful Cannock Chase woodland is also on its doorstep.

## SERVICES

Mains water, drainage and single-phase electricity is available. There are two aircon units installed. No services have been tested by the agents.

## VAT

The rent is subject to VAT

## BUSINESS RATES

The Rateable Value currently forms part of a larger assessment and needs to be split. The VOA currently assess the unit as having an area of 65.6 sq m valued at a rate of £35 per sq m which equates to a Rateable Value of £2,296. Assessed individually it may be slightly more, but it will certainly be low enough to ensure that if you qualify for Small Business Rates you should be entitled to a 100% rates payable exemption.

## TENURE

Available by way of a new Internal Repairing and Insuring, lease for a term of years to be agreed, with rent reviews every three years, and with the incoming tenant being required to make a contribution of £250 plus VAT towards the cost of preparation and completion of the lease

## ACCOMMODATION

### Ground floor

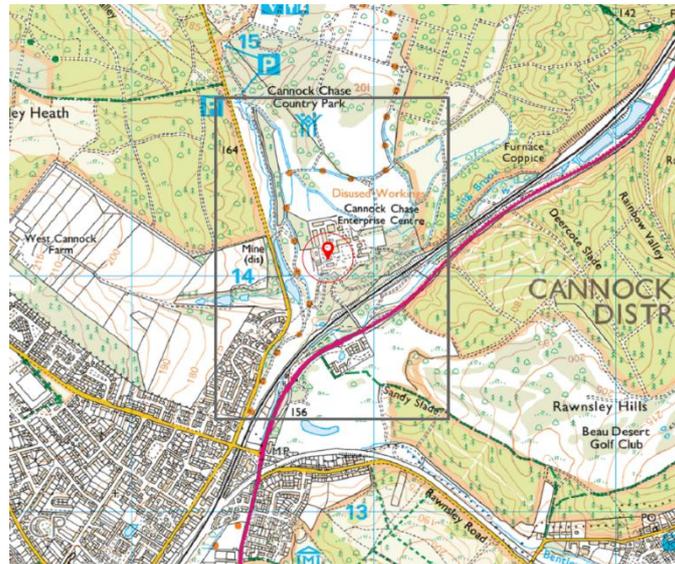
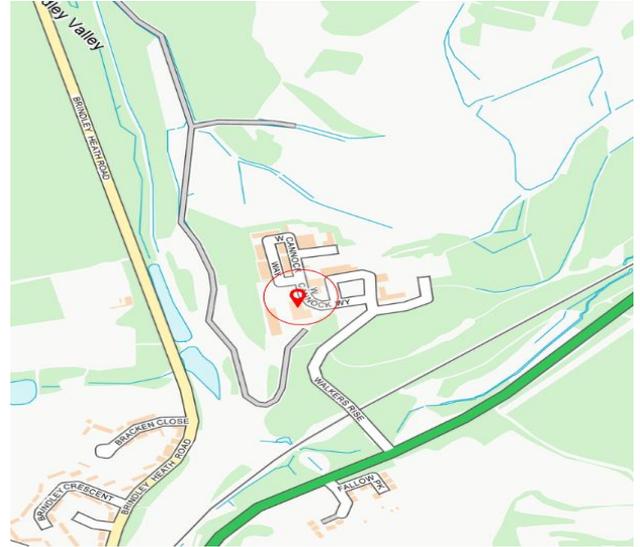
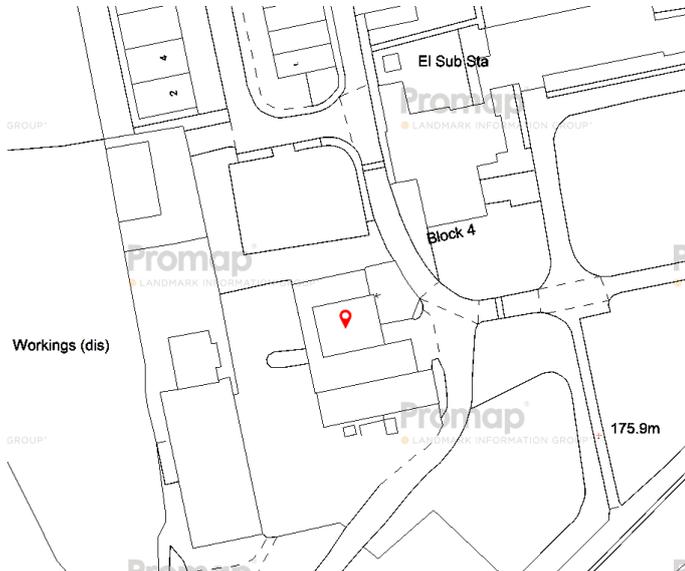
Warehouse:	477 sq ft
Office:	188 sq ft
WC with shower:	-
<b>Total NIA:</b>	<b>665 sq ft</b>

## 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.



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## OFFICE

37 Marsh Parade

Newcastle

Staffordshire

ST5 1BT

01782 715725

[enquiries@rorymack.co.uk](mailto:enquiries@rorymack.co.uk)

[www.rorymack.co.uk](http://www.rorymack.co.uk)

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