butters john bee bjb
commercial

Suite 3, Park Plaza Hayes Way

Heath Hayes, Cannock, WS12 2DB

1932.00 sq ft

RICS Regulated by RICS

£22,250 Per Annum

- **Newly refurbished office suite**
- **1932 Sq ft (178.83 Sq m)**
- **Air conditioning**
- **Parking for 5 vehicles**
- **Excellent location, close to A5 and M6 Toll**
- **Close to Outlet Village**
- **Highly presentable**
- **Bike store and showers**
- **EV charging points close-by**
- **Solar Panels and PR sensor lights**

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Description

Park Plaza consists of five impressive buildings, providing light and airy offices in a superb location.

The office suite is based on the first floor of the two storey Point East building with allocated parking for 5 vehicles.

The office is currently configured to include a large, flexible open-plan office with two large private offices, separate kitchen and cloakroom facilities.

Location

Park Plaza is located one mile north of Cannock town centre with easy access to J11 & J12 of the M6 and T7 of the M6 Toll and also benefits from superb public transport connections.
Just a 2 minute walk will take you to the popular McArthur Glen Designer Outlet, with top fashion brands, boutiques and restaurants.. The woodlands, meadows and wetlands of the pretty Mill Green Nature Reserve can also be enjoyed nearby.

Services

Electric and water are connected to the property, both of which are metered and invoiced to the Tenant monthly. The offices incorporate a modern air conditioning/heating system which is powered from the mains electric supply and complimented by the on-site solar panels which help to reduce the monthly cost. Further 'Green' benefits include the PIR sensor lighting which are present within the suite whilst those with EV's can charge them at the Outlet village, just a short walk away.

Superfast 1GB internet/broadband is available to the ingoing Tenant either short term or for the duration of the lease at an additional cost.

EPC

The property has a commercial EPC rating of B

Planning

Bjb recommend that potential occupiers make their own enquiries to the local authority in order to satisfy themselves that their proposed use is authorised in planning terms.

Rating

The VOA website advises the rateable value for 2024/25 is TBC. The standard non-domestic business rates multiplier is 51.2p. The small business multiplier is 49.9p up to a rateable value of £50,999. Small Business may benefit for upto100% on premises with a rateable value of up to £12,000 and a tapered relief for rateable values between £12,000 and £15,000.

Bjb recommends interested parties make their own enquiries into the business rate payable any further business rate relief which may be available.

Service Charge

There is a service charge amounting to £2,925 per annum plus VAT to cover the upkeep and maintenance of common areas including access roads, parking, communal kitchen, WCs and reception entrance.

Building Insurance

The ingoing Tenant will pay £456 per annum for

Building Insurance. The Landlord insures the building and recharges costs to the Tenant.

Tenure

The property is available on a new Full Repairing and Insuring Lease for a 3 year term to be agreed (can be flexible to alternative term).

Legal Costs - Letting

Each party to bare their own legal costs incurred in this transaction.

Credit Check

On agreed terms the ingoing tenant will be required to pay a fee of £85 to buttersjohnbee for the application and collation of references and credit data from a third party. The application process will, under normal circumstances take between two and five working days. The applicant will be required to complete a simple online form for submission to our credit reference agency. Application fee will be payable in advance and will not be refundable.

Viewing

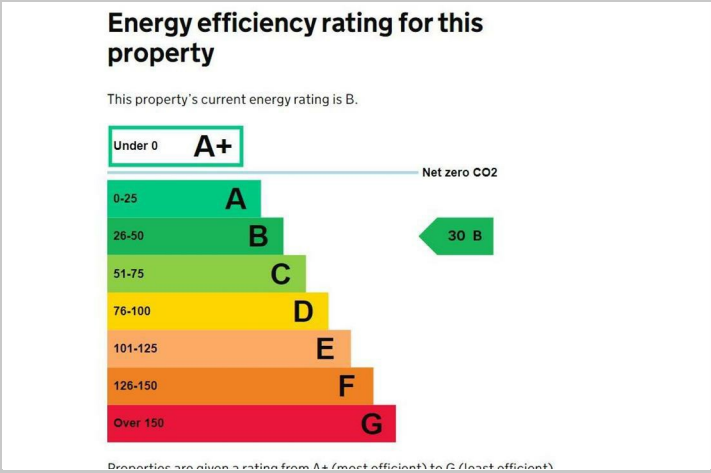
Strictly by appointment via bjb commercial, Suite 1, Albion House, No.2 Etruria Office Village, Forge Lane, Festival Park, Stoke-on-Trent, ST1 5RQ Telephone 01782 212201. Opening hours are 9.00-5.30pm, Monday to Friday.

Video Walkthrough

Visit our video walkthrough at: https://tinyurl.com/PointEastCannock

VAT

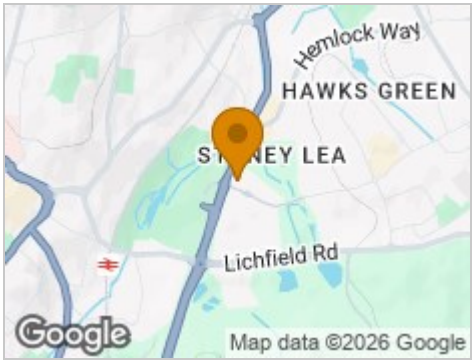
All prices quoted are exclusive of VAT



Road Map

Hybrid Map

Terrain Map



Floor Plan

Sorry, Floor Plans are not available for this property

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Viewing

Please contact our Commercial Office on 01782 212201 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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