butters john bee bjb
commercial



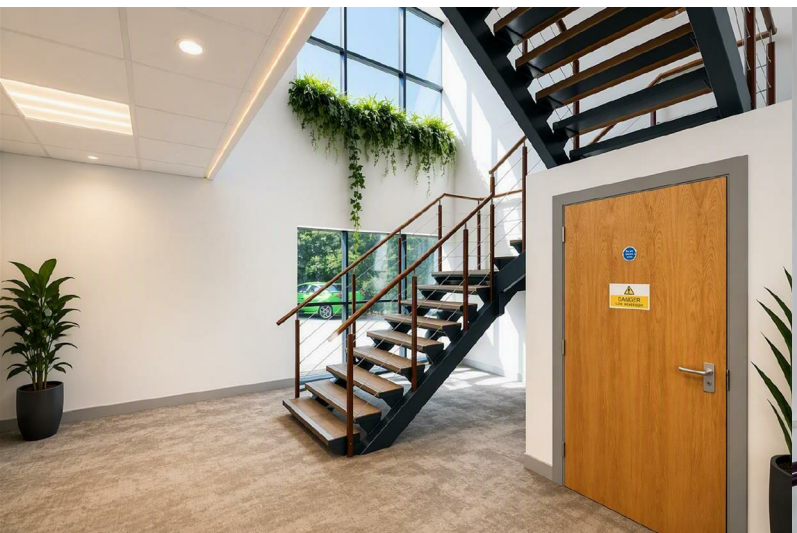
First Floor, Chase House Park Plaza

Heath Hayes, Cannock, WS12 2DD

2790.00 sq ft

RICS Regulated by RICS

£30,690 Per Annum





First Floor, Chase House Park Plaza

Heath Hayes, Cannock, WS12 2DD

Description

Chase House occupies a prominent position on the Park Plaza business park overlooking McArthur Glen shopping village. The first floor accommodation provides a range of air conditioned open plan, and separate offices with supplementary meeting rooms. There are WC and kitchen facilities together with a lift located within the ground floor reception area. On site car parking with 14 spaces available.

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.

Accommodation

NIA: 2790 Sq ft (259.19 Sq m)

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.

EPC

The property has a commercial EPC rating of : tbc

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 from the 1st April 2026 is £30,500 The standard non-domestic business rates multiplier is 48.0 p. The small business multiplier is 43.2 p up to a rateable value of £50,999. Small Business may benefit for up to 100% 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.

*Please note the VOA entry is referred to as: 5, Chase House Park Plaza, Hayes Way, Heath Hayes, Cannock, Staffs, WS12 2DD

Service Charge

There is a service charge amounting to £4,116 per annum plus VAT to cover the upkeep and maintenance of common areas including access roads, parking, communal areas inc reception entrance.

Water and Building Insurance

Water charge: £425 per annum
Building Insurance: £723 per annum

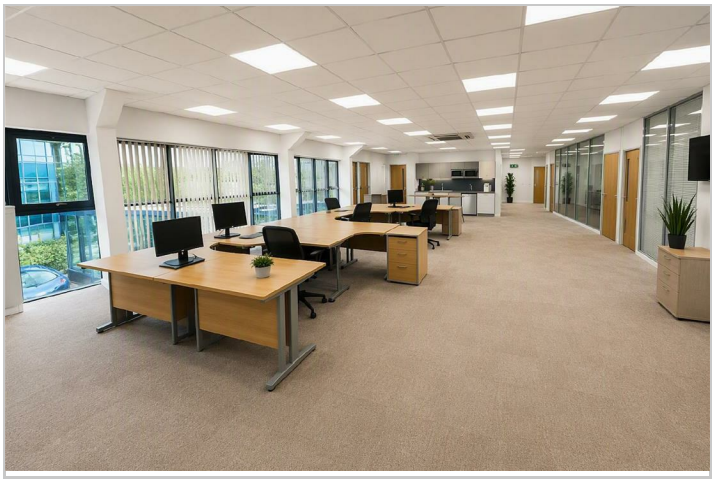
Tenure
The property is available on a new Full Repairing and Insuring Lease for a 3 year term to be agreed (can be flexible to alternative term).

Legal Costs
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.

VAT
All prices quoted are exclusive of VAT



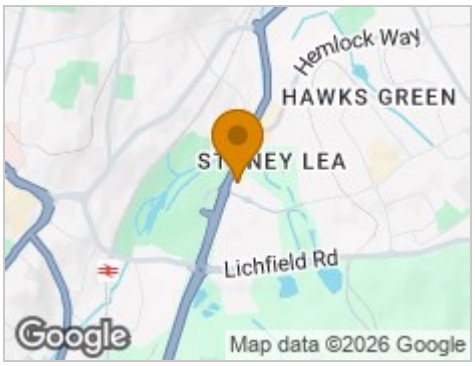
Road Map



Hybrid Map

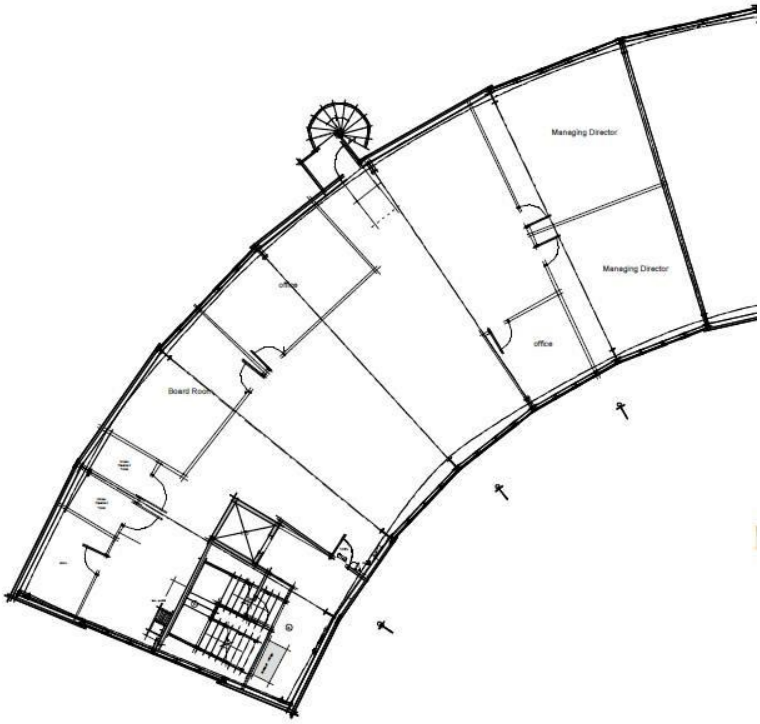


Terrain Map









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.

Suite 1, Albion House Forge Lane, Festival Park, Stoke-on-Trent, Staffordshire, ST1 5RQ
Tel: 01782 212201 Email: commercial@bjbmail.com www.buttersjohnbee.com