



Suites 1 & 3, 2nd Floor, Meriden House, 10 - 12 Mill Street, Cannock, Staffs, WS11 0DL

- Unusual & Characterful Second Floor space within Listed Building
- Suite 1: 173 sq ft (16 sq m)
- Suite 3: 306 sq ft (28 sq m)
- Prominent Edge of Town Position
- Grade II Listed Building EPC Not Required



Printcode: 202678

Suites 1 & 3, 2nd Floor Meriden House, Cannock

LOCATION

Meriden House is situated on the main A34 at the edge of Cannock town centre and all its amenities. Access to the A5 and M6 Toll Road are approximately 1 mile away and junctions 11 and 12 of the M6 motorway are approximately 2.5 and 3.5 miles away respectively.

DESCRIPTION

The two suites are situated on the second floor of this Grade II listed building and accessed via a curving staircase. The suites can be taken separately or together and would be ideal for use as offices or workspace within the wellbeing market. Both spaces have their own toilet facilities and Suite 3 has a kitchenette.

ACCOMMODATION

All measurements are approximate:

Ground Floor

Central entrance door giving access to staircase to floors 1 and 2

Small Landing

Suite 1

Being divided into two rooms

Net Internal Area **173 sq ft (16 sq m)**

Toilet with WC, wash hand basin and shower

Suite 3

Two rooms plus kitchenette with stainless steel sink unit and cupboards

Net Internal Area **306 sq ft (28 sq m)**

Both suites have electric storage heaters.

RENT

Suite 1: £4,800 pax

Suite 3: £7,200 pax No VAT

VAT

No VAT.

LEASE

A new 5 year lease with an option to break at 3 years is offered.

TERMS

Internal repairing and insuring basis.

FURTHER INFORMATION

A security bond will be taken by the Landlord and held throughout the term.

MISREPRESENTATION ACT 1967 & PROPERTY MISDESCRIPTION ACT 1991

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PROPERTY REFERENCE

CA/BP/2529/KMC

LOCAL AUTHORITY

Cannock Chase Council Tel: 01543 462621.

RATEABLE VALUE

To be reassessed.

RATES PAYABLE

To be reassessed.

ENERGY PERFORMANCE CERTIFICATE

Energy Performance Certificate exempt - Grade II listed building.

SERVICE CHARGE

A service charge is levied to cover the costs of insurance, electricity and communal repairs.

LEGAL COSTS

All legal costs incurred in the preparation of the lease and counterpart lease together with any vat and stamp duty due thereon will be the responsibility of the ingoing tenant.

AVAILABILITY

Immediate.

VIEWING

Strictly by prior appointment with the Agent's Cannock office.



Tel: 01543 506640
www.adixon.co.uk

The Woodlands
4 Hallcourt Crescent, Cannock
Staffordshire, WS11 0AB
Fax : 01543 506654
Email: enquiries@adixon.co.uk