

lot 5

Crown House, Beecroft Road Cannock, Staffordshire WS11 1JP

Rent
£101,058
per annum
exclusive

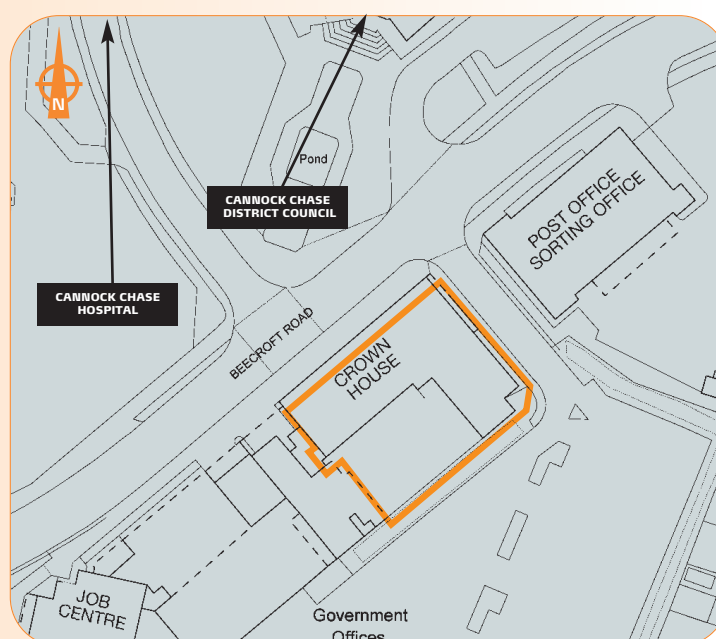
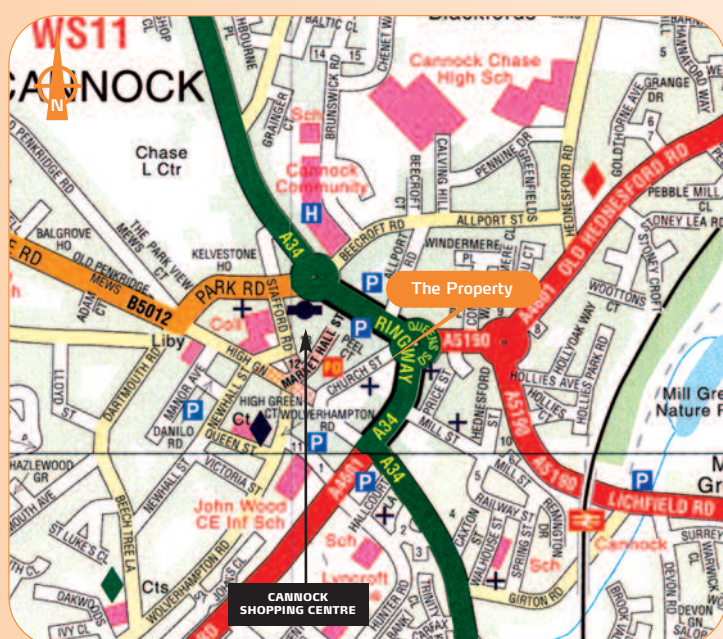
Freehold Office Investment

- Entirely let to South Staffordshire College
- Prominent town centre location just off A34 Ringway close to Cannock Shopping Centre
- Approximately 1,583 sq m (17,039 sq ft) of office accommodation with on-site parking
- Excellent Development Potential (Subject to Consents)
- Nearby occupiers include the Post Office, Cannock Chase Hospital and Cannock Chase District Council
- Six Week Completion Period Available



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Location

Miles: 9 miles north of Wolverhampton
16 miles north of Birmingham
Roads: A34, M6 (Toll Road)
Rail: Cannock Railway Station (direct to Birmingham New Street in 38 mins)
Air: Birmingham International Airport

Situation

The property is situated in a prominent position on the southern side of Beecroft Road, just off the major A34 Ringway. Cannock Shopping Centre lies less than 150 metres to the south and houses retailers such as Carphone Warehouse, Argos, Specsavers, Thorntons, Costa Coffee and New Look. Other nearby occupiers include Cannock Chase Hospital, Cannock Chase District Council's principal offices, a Post Office Delivery Office and Job Centre Plus.

Description

The property comprises a purpose built office building over three floors benefiting from two principal entrance areas, a lift, suspended ceilings, recessed category II lighting, perimeter trunking and on-site car parking to the rear for approximately 21 cars.

Tenure

Freehold.

VAT

VAT is applicable to this lot.

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reversion
Ground	Office	581 sq m (6,252 sq ft)	SOUTH STAFFORDSHIRE COLLEGE (1)	15 months from 13/07/2012 to 12/10/2013	£101,058	13/01/2014 (2)
First	Office	500 sq m (5,383 sq ft)				
Second	Office	502 sq m (5,404 sq ft)				
Totals		1,583 sq m (17,039 sq ft)			£101,058	

- (1) South Staffordshire College offers over 200 full-time and part-time work-based training courses and apprenticeships to school leavers and adults. The College has been recognised nationally as the most successful College in Staffordshire, according to latest figures from the Data Service. (Source: www.southstaffs.ac.uk 20/02/2013)
- (2) The tenant's lease is currently due to expire in October 2013. The tenant however has requested a 3 month extension to their lease expiring January 2014 and the lease is currently in solicitor's hands.

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