

£690 Per Month

Jayman  
www.jayman.co.uk

Estate Agents



Market Street

Cannock, WS12 1AD



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Jayman are pleased to present this spacious double unit at the Lightworks in Hednesford.

**Main room 32'10" x 22'3" (10.02 x 6.8)**

**Back room left 10'10" x 9'4" (3.32 x 2.86)**

**Back room right 5'10" x 9'2" (1.8 x 2.8)**

## Lease details

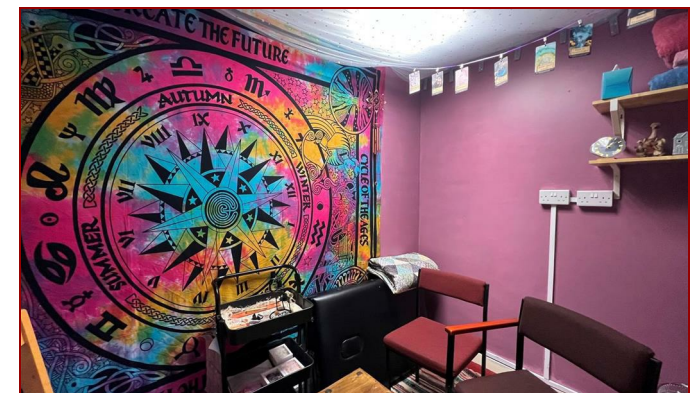
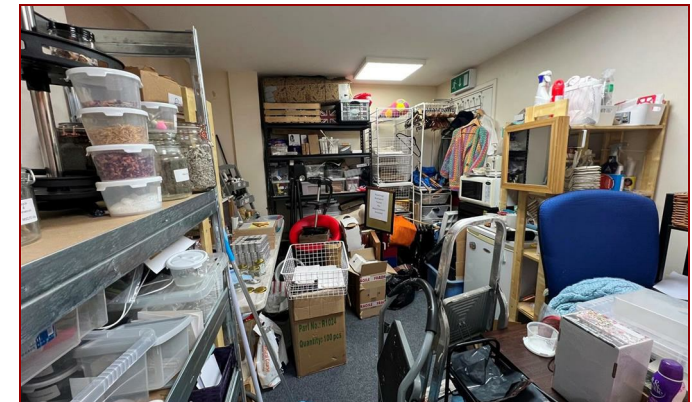
£550 + VAT rent

£25 + VAT service charge

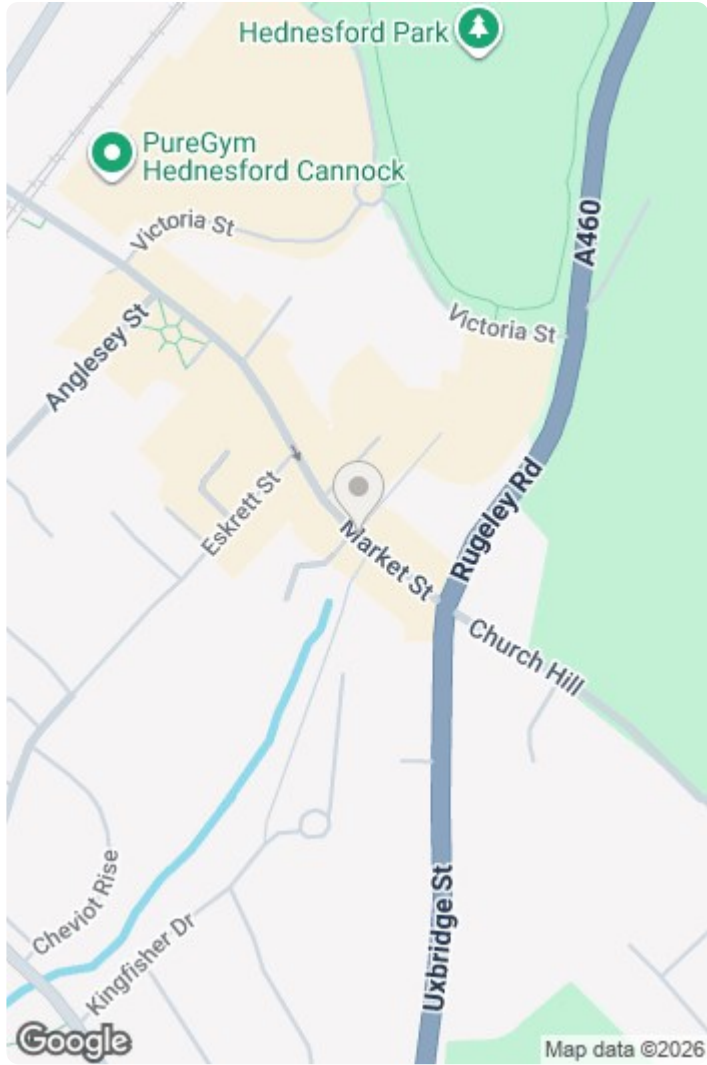
In total £690

## Application fee

If your application is successful, there is a £500 + VAT (£600) application fee.



**REQUIRE A MORTGAGE?** Our independent advisor can compare "whole of market" to help find the best mortgage to suit your circumstances. Please call 01543 416 567 for a free mortgage quote including some deals only available through our network. **LEGAL CONVEYANCING** Jayman Conveyancing provides fast efficient low cost legal work with a no sale-no fee guarantee. Call 01543 416 567. **AGENTS DESCRIPTIONS** These details imply the opinion of the agent at the time these details were prepared and are subjective. It may be that the purchaser's opinion differs. **VIEWING ARRANGEMENTS** By appointment only with Jayman on 01543 416 567 **COUNCIL TAX** Please refer to [www.voa.gov.uk](http://www.voa.gov.uk) for this information. **DESCRIPTIONS AND MEASUREMENTS** All measurements are approximate and some may be maximum on irregular walls. The plan shows the approximate layout of the rooms to show the inter relationship of relationship of one room to another but is not necessarily to scale. **CONSENTS** We have not had sight of any relevant building regulations, guarantees or planning consents and all relevant documentation pertaining to this property should be checked by your legal advisor before exchanging contracts.



| Energy Efficiency Rating                                                              |         | Environmental Impact (CO <sub>2</sub> ) Rating                                        |                                                                 |                                                                                       |           |
|---------------------------------------------------------------------------------------|---------|---------------------------------------------------------------------------------------|-----------------------------------------------------------------|---------------------------------------------------------------------------------------|-----------|
| Very energy efficient - lower running costs                                           | Current | Potential                                                                             | Very environmentally friendly - lower CO <sub>2</sub> emissions | Current                                                                               | Potential |
| 92-100 <b>A</b>                                                                       |         |                                                                                       | 92-100 <b>A</b>                                                 |                                                                                       |           |
| 81-91 <b>B</b>                                                                        |         |                                                                                       | 81-91 <b>B</b>                                                  |                                                                                       |           |
| 70-80 <b>C</b>                                                                        |         |                                                                                       | 70-80 <b>C</b>                                                  |                                                                                       |           |
| 59-69 <b>D</b>                                                                        |         |                                                                                       | 59-69 <b>D</b>                                                  |                                                                                       |           |
| 49-58 <b>E</b>                                                                        |         |                                                                                       | 49-58 <b>E</b>                                                  |                                                                                       |           |
| 39-48 <b>F</b>                                                                        |         |                                                                                       | 39-48 <b>F</b>                                                  |                                                                                       |           |
| 29-38 <b>G</b>                                                                        |         |                                                                                       | 29-38 <b>G</b>                                                  |                                                                                       |           |
| 1-28 <b>H</b>                                                                         |         |                                                                                       | 1-28 <b>H</b>                                                   |                                                                                       |           |
| Not energy efficient - higher running costs                                           |         |                                                                                       | Not environmentally friendly - higher CO <sub>2</sub> emissions |                                                                                       |           |
| England & Wales                                                                       |         | EU Directive 2002/91/EC                                                               |                                                                 | England & Wales                                                                       |           |
|  |         |  |                                                                 |  |           |

We endeavour to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no authority to do so on behalf of the seller. Services, fittings and equipment referred to in the sales details have not been tested (unless otherwise stated) and no warranty can be given as to their condition. We would strongly recommend that all information, which we provide, about the property is verified by yourself or your advisers.



