



# TO LET

## 2 THE LEVELS, RUGELEY. WS15 1RD

- Refurbished Trade Counter Property with offices
- 4,228 sq ft over 2 floors
- Established Commercial Location
- Lease from 3 years

**£22,500 per annum**

## Location

Located on the established Levels Industrial Estate, the property is easily accessed off Brereton Road via Coalpit Lane, then on to Brick Kiln Way, Rugeley. Postcode WS15 1RD.

## Description

A detached two-storey trade counter unit comprising: -

Ground Floor	2134 sq ft
First Floor	2,094 sq ft
<b>Total:</b>	<b>4,288 sq ft</b>
Parking / Yard Area to fore	
Floor areas are approximate.	

The unit has undergone some refurbishment by the current owners comprising modernized offices and reception and new roof. Electric roller shutter to front.

## Rent

£22,500 per annum available on a Full Repairing & Insuring lease from 3 years.

## Rates

Current RV: £19,000 (August 2023)

## EPC

Rating D

## Legal Costs

Each party to bear their own.

## VAT

All figures exclude VAT.

## Viewing

By prior appointment with the sole agents:

**Jayman Commercial**

**t: 01543 417559**



**Ben Greaves 07753 771273**

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**Subject To Contract. September 2025**

