



Unit 5 Ranton Park, Martindale, Hawks Green, Cannock, Staffs, WS11 7XL

- End Terraced Industrial Unit
- Approximately 2,000 sq ft (185.8 sq m)
- Office, WC & Kitchen
- 3 Designated Car Parking Spaces
- EPC Rating D-90
- No Automotive Uses



Printcode: 20240401

Unit 5 Ranton Park Martindale, Cannock

LOCATION

Ranton Park is situated within the Hawks Green area, approximately 2 miles north of Cannock town centre and is accessed via Martindale, which in turn links to Hawks Green Lane. Junction T7 of the M6 Roll Road and Watling Street (A5) are approximately 2 miles south.

DESCRIPTION

The unit, which forms part of an existing terrace, is of steel portal framed construction with brick and block work to a height of approximately 8ft and profile metal cladding above. Internally the accommodation provides clear open plan space with a minimum eaves height of 11ft (3.4m) together with a self-contained office and 2 separate wcs. There is a kitchen facility located within the warehouse.

ACCOMMODATION

All measurements are approximate:

Unit approximately **2,000 sq ft (185.8 sq m)** to include office, wc and kitchen area

Outside

3 designated car parking spaces to the front of the unit

RENT

£14,000 pax No VAT payable quarterly in advance

VAT

VAT is not payable on the rent and other outgoings.

LEASE

A new 6 year lease, subject to a rent review at the expiration of the third year of the term, to be drawn outside the security provision of The Landlord and Tenant Act 1954 Part II.

TERMS

Full repairing and insuring basis.

FURTHER INFORMATION

Restricted work hours - 7am - 7pm Monday to Friday. 8am - 12pm Saturday. No Sunday.

A rent bond equivalent to one quarters rent will be held by the landlord for the duration of the lease.

MISREPRESENTATION ACT 1967 & PROPERTY MISDESCRIPTION ACT 1991

Messrs. Andrew Dixon & Company (and their joint agents, where applicable) for themselves and for the vendor(s) or lessor(s) of this property whose agents they are, give notice that: (1) The particulars are set out as a general outline for the guidance of intending purchasers or lessors, and do not constitute, nor constitute part of, an offer or contract. (2) Any information contained herein (whether in the text, plans or photographs etc.) is given in good faith but without responsibility and is believed to be correct. Any intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection and investigation or otherwise as to the correctness of each of them. (3) No employee of Messrs. Andrew Dixon & Company, has any authority to make or give representation or warranty whatsoever in relation to this property. (4) Whilst every care has been taken to prepare these particulars, we would be grateful if you could inform us of any errors or misleading descriptions found in order that we may correct them in our records. (5) Unless otherwise stated, no investigations have been made regarding pollution or potential land, air or water contamination. (6) IPMS 3 - office measurements can be made available by request.



PROPERTY REFERENCE

CA/BP/2317/a0424/AWH

LOCAL AUTHORITY

Cannock Chase Council Tel: 01543 462621.

RATEABLE VALUE

£11,500 - VOA.

RATES PAYABLE

£5,738.50 - 2024/2025.

ENERGY PERFORMANCE CERTIFICATE

Energy Performance Certificate Rating D-90.

SERVICE CHARGE

A service charge is levied for the maintenance and upkeep of common parts and areas. This is currently £560 per annum (no VAT).

LEGAL COSTS

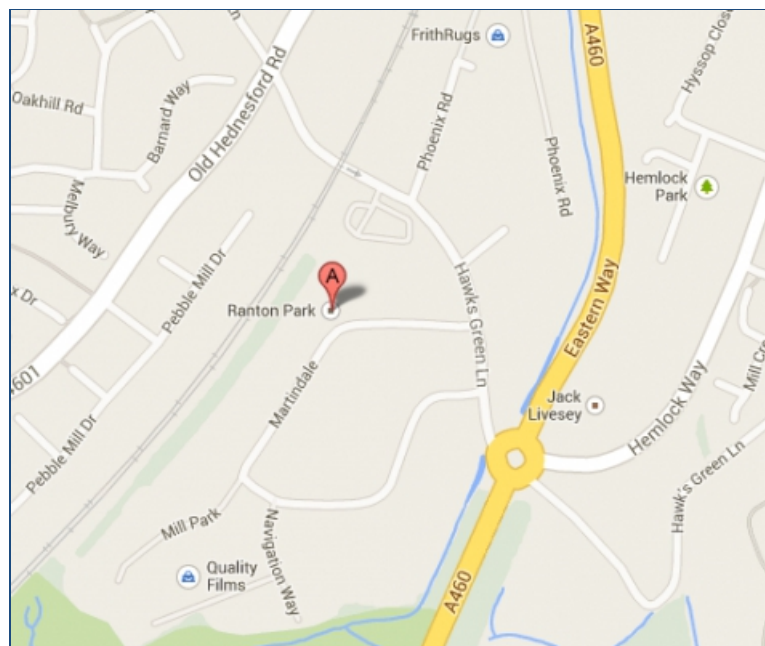
Each party to bear their own legal costs in this matter.

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