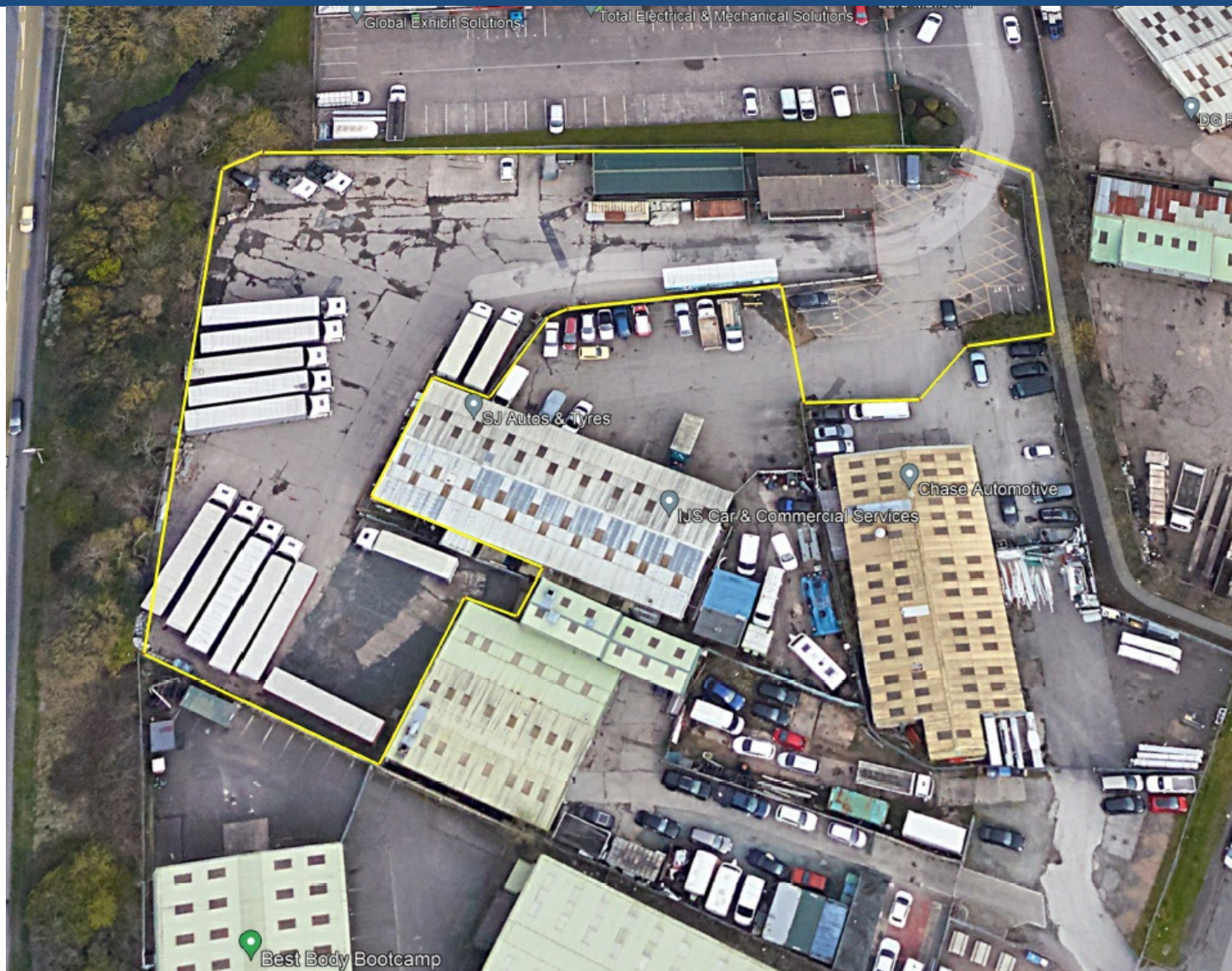


YARD/COMPOUNDS/PARKING



**Former Bradbury Transport Yard, Unit 1 Chaseside Drive, Cannock, Staffs, WS11 7EZ**

- Approx 1 Acre (0.41 Ha)
- Planning Permission for 20 Lorries
- Fenced & Gated Site
- Situated in an Established Industrial Location
- Electricity and Water Supplies



Printcode: 20240104

# Former Bradbury Transport Yard Unit 1 Chaseside Drive, Cannock

## LOCATION

Bradbury Transport Yard is situated at the end of Chaseside Drive which is accessed from the A460. The property benefits from good transport communications being 1 mile north of Junction T7 of the M6 Toll Road and the A5 trunk road. Junctions 11 and 12 of the M6 motorway are approximately 3 and 4 miles distant respectively.

## DESCRIPTION

Bradbury Transport Yard comprises of a largely surfaced yard together with 10 car parking spaces, ground floor office accommodation and workshop space. The site is fenced and gated with electricity, water and drainage connected.

The first floor residential flat is let to a tenant and has no access to the yard or offices.

## ACCOMMODATION

All measurements are approximate:

**Transport Yard** - Approx 1 acre / 0.41 hectares

**Office** - Approx 1,026 sq ft / 95.3 sq m

**Stores / Workshop** - Approx 1,156 sq ft / 167.4 sq m

## RENT

Upon Application.

## VAT

VAT will be charged on the above figures at the prevailing rate.

## LEASE

A new full repairing and insuring lease for a term to be agreed and to be outside the security provisions of Part II of the Landlord & Tenant Act 1954.

## TERMS

Full repairing and insuring basis.

### 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.

## PLANNING PERMISSION

We understand the yard benefits from Planning Permission for:

- 13 x 16.5m Artic
- 1 x 12m 26 tonne Rigid
- 5 x 16m 18 tonne Rigid
- 1 x 7.5 tonne Rigid

The tenant will be required to obtain their own Operator's Licence.

## PROPERTY REFERENCE

CA/BP/2318/a0424/AWH

## LOCAL AUTHORITY

Cannock Chase District Council - Tel: 01543 462621.

## RATEABLE VALUE

£25,500 - Valuation Office.

## RATES PAYABLE

£13,056.00 - 2024/2025.

## ENERGY PERFORMANCE CERTIFICATE

Energy Performance Certificate - Offices: D-96

## LEGAL COSTS

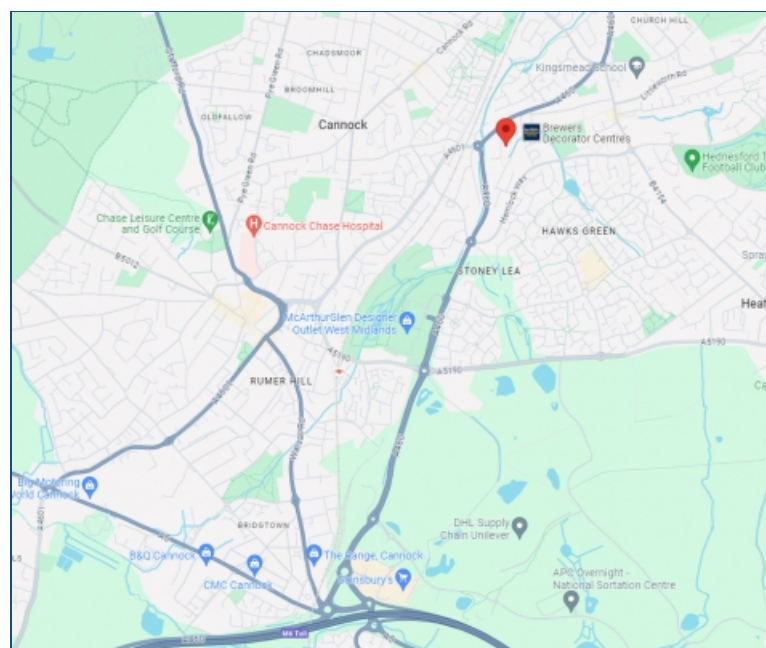
Each party is to be responsible for their own legal costs in this matter.

## AVAILABILITY

Immediate.

## VIEWING

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



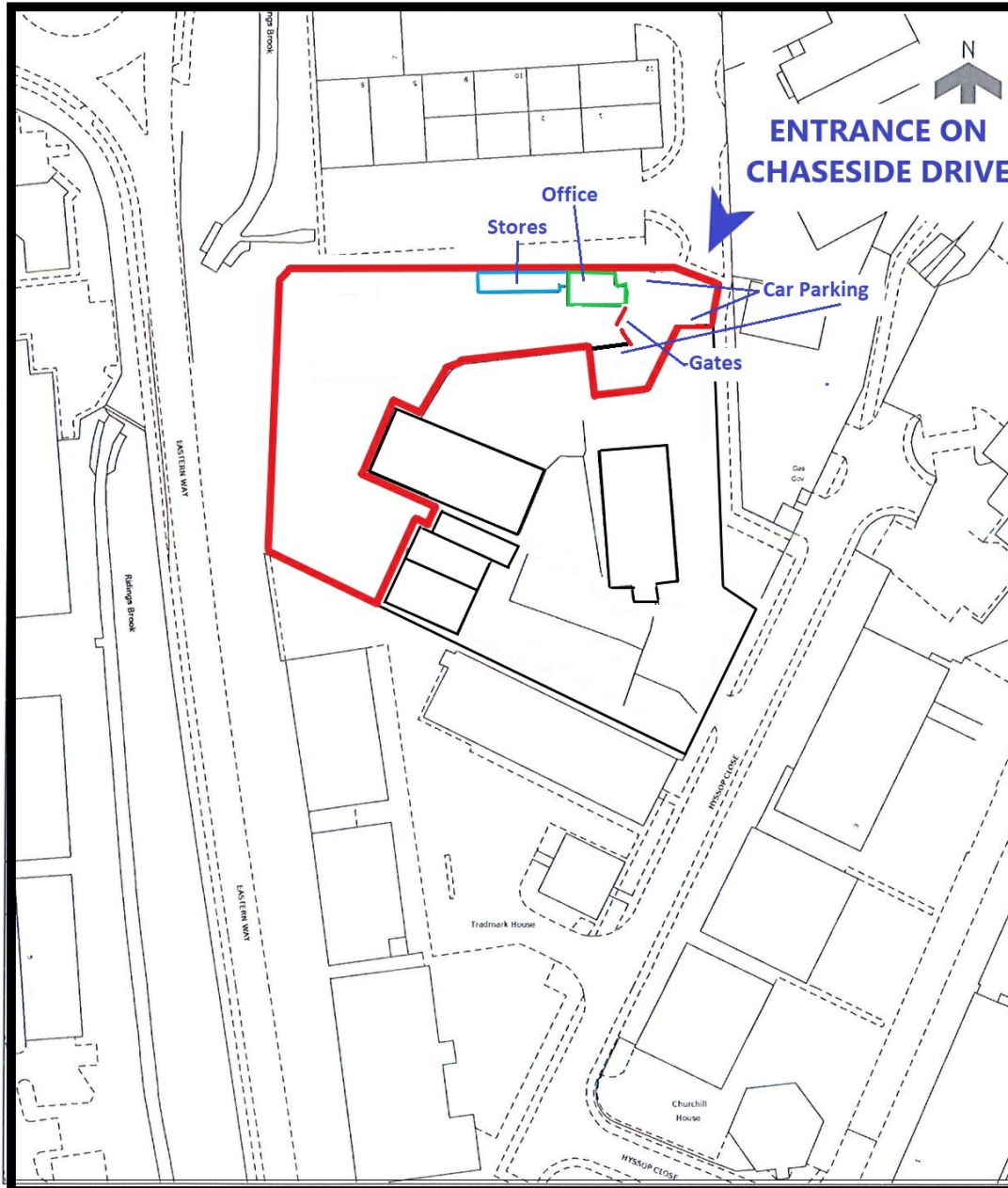
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# Former Bradbury Transport Yard Chaseside Drive, Cannock WS11 7EZ



**YARD AREA - 1 acre / 0.41 hectares**  
**OFFICE (WCs) - 1,026 sq ft / 95.3 sq m**  
**STORES - 1,156 sq ft / 107.4 sq m**

**10 Dedicated car parking spaces**

**Planning Permission for:**

- 13 No - 16.5m Artic Spaces**
- 5 No - 10m 18 tonne Rigid**
- 1 No - 12m 26 tonne Rigid**
- 1 No - 7.5 tonne Rigid**

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