



Unit 7A, Zone 2, Burntwood Business Park, Cannock, Staffs, WS7 3JQ

- Industrial Unit Approx 3,201 sq ft (297.3 sq m)
- Within 1.5 miles of T6 of the M6 Toll Road
- Easy Access to M6 and M54
- EPC Rating C-75



Printcode: 20240409

Unit 7A, Zone 2 Burntwood Business Park, Cannock

LOCATION

Situated between Cannock and Lichfield on the A5190, the park offers a range of industrial and warehouse accommodation just six miles from Junction 11 of the M6 and eight miles from Junction 1 of the M54. Junction T6 of the M6 Toll Road is less than one mile and the A5 is one and a half miles. Road access to Birmingham, The Black Country and the conurbations of both North Staffordshire and East Midlands is good.

DESCRIPTION

Mid-terraced unit of steel portal frame construction, approximately 4.5m (14.8ft) to eaves with profile sheet clad roof. There is one manually operated roller shutter door approximately 2.9m (9ft 10") wide by 4.0m (12ft 11") high to the warehouse area with low bay lights and oil fired space heater. Electric storage convactor heaters and fluorescent lighting in the carpeted internal office with toilet facilities provided.

ACCOMMODATION

All measurements are approximate:

Total 3,201 sq ft (297.3 sq m) which includes offices and toilet facilities.

RENT

£24,000 pax plus VAT.

VAT

The landlord reserves the right to charge VAT on the above figures as appropriate.

LEASE

The premises are offered by way of a new FRI lease.

TERMS

Full repairing and insuring basis.

SERVICE CHARGE

We understand that a service charge is levied for the provision of a security service and maintenance of estate roads, landscaping and common areas.

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/1979/a0424/ELH

LOCAL AUTHORITY

Lichfield District Council Tel: 01543 308000.

RATEABLE VALUE

£23,250 - Valuation Office.

RATES PAYABLE

£11,601.75 - 2024/2025.

ENERGY PERFORMANCE CERTIFICATE

Energy Performance Certificate C-75.

LEGAL COSTS

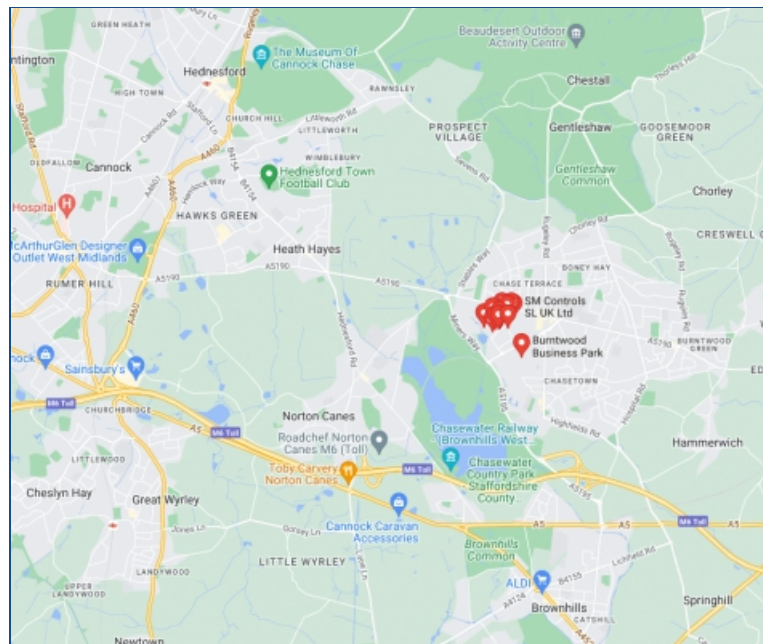
Each party will be responsible for their own legal and surveyors costs incurred with the proposed transaction.

AVAILABILITY

March 2024.

VIEWING

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



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