

INDUSTRIAL UNIT / INVESTMENT



Units at Bell Apparel Estate, Hawkins Drive, Cannock, Staffs, WS11 0XT

- Industrial Units / Potential Investment
- 3 Units with Total Overall Space of 18,274 sq ft (1,697.7 sq m)
- Site Area 0.77 acres (0.31 hectares)
- Located 1 mile from M6 J11 and M6 Toll / A5
- EPC Ratings: E-125 and D-99



Printcode: 2024415

Units at Bell Apparel Estate Hawkins Drive, Cannock

LOCATION

The property is situated 2 miles (3.2 km) south west of Cannock town centre on Hawkins Drive, and 1 mile (1.6 km) east of Junction 11 of the M6 motorway. Hawkins Drive is accessed off the M6 Toll at its junction with the A5, which lies only 1 mile (1.6 km) to the east.

DESCRIPTION

The properties are 3 industrial units and were constructed in 1989. The walls are traditional brick and block to the height of approximately 3m with external profile metal cladding. The units are self-contained with gated entry.

ACCOMMODATION

All measurements are approximate:

<u>Unit Adjacent to Bell Apparel</u>	3,099 sq ft	287.9 sq m
Minimum eaves 6.3m, roller shutter door & small self contained yard to front		
<u>Bell Apparel Unit</u>	6,995 sq ft	649.8 sq m
Minimum eaves 5.7m, 2 storey offices, roller shutter door & shared yard		
<u>Spiral Cellars Unit</u>	8,181 sq ft	760.0 sq m
Minimum eaves 6.3m, 3 roller shutter doors, 2 storey offices & shared yard		
Overall Space	18,274 sq ft	1,697.7 sq m
Site Area	0.77 acres	0.31 hectares

ASKING PRICE

Offers are invited in the region of £1.75 million plus VAT.

VAT

VAT will be charged on the sale price.

TENURE

Freehold.

TENANCY SCHEDULE

Unit Adjacent to Bell Apparel - Vacant

Bell Apparel Unit - Vacant

Spiral Cellars Unit - Occupied by **Spiral Cellars Ltd** on a lease expiring on **28th February 2025** with a passing rent of **£34,000 pax**.

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/2324/AWH

LOCAL AUTHORITY

Cannock Chase Council Tel: 01543 462621.

RATEABLE VALUE

Unit Adj Bell Apparel £18,750 (VOA).

Bell Apparel Unit £47,250 (VOA).

Spiral Cellars Unit £44,750 (VOA).

RATES PAYABLE

Unit Adj Bell Apparel £9,356.20 (2024/2025).

Bell Apparel Unit £23,577.75 (2024/2025).

Spiral Cellars Unit £22,330.25 (2024/2025).

ENERGY PERFORMANCE CERTIFICATE

Energy Performance Certificates:

Unit Adj Bell Apparel E-125

Bell Apparel Unit E-125

Spiral Cellars Unit D-99

LEGAL COSTS

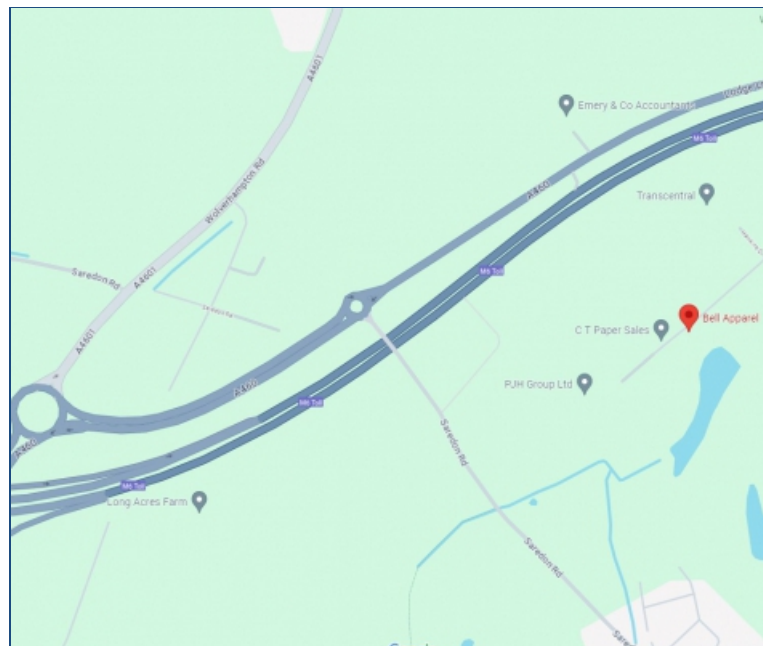
Each party to bear their own legal costs.

AVAILABILITY

Immediate.

VIEWING

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



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Bell Real Estate, Hawkins Drive WS11 0XT

Site approx. 0.77 acres / 0.31 hectare

Legend



Google Earth

Bell Apparel Units

Hawkins Drive Cannock WS11 0XT

Legend



Google Earth

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