

PERMISSION FOR USE CLASS E



M Multipark BURNTWOOD

TO LET Industrial/Warehouse Unit
2,776 sq.ft (258 sq.m)

Unit 7C & D Zone 4, Multipark Burntwood, Burntwood, Staffordshire. WS7 8XD

- Ideal starter unit
- Within 1.5 miles of the M6 Toll Road, T6 Junction
- Easy Access to M6 & M54

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Areas (Approx. Gross Internal)

Unit Space	2,776 sq.ft	(258 sq.m)
Total	2,776 sq.ft	(258 sq.m)

Description:

- Steel portal frame construction
- Approximately 4.5m (14.8ft) to eaves
- Block work internally to midway with external cladding
- Manual roller shutter door approximately 2.9m (9.5ft) wide by 4.0m (13ft) high
- Low bay lighting
- Oil space heater
- Toilet facilities
- Offices have fluorescent lighting, electric storage heaters and carpet

Rent

£27,000 per annum

Business Rates

Rateable Value £18,500
Lichfield District Council.

Service Charge

A service charge will be levied for the maintenance of common areas.

Insurance

The Landlord will insure the premises the premiums to be recovered from the tenant.

Energy Performance

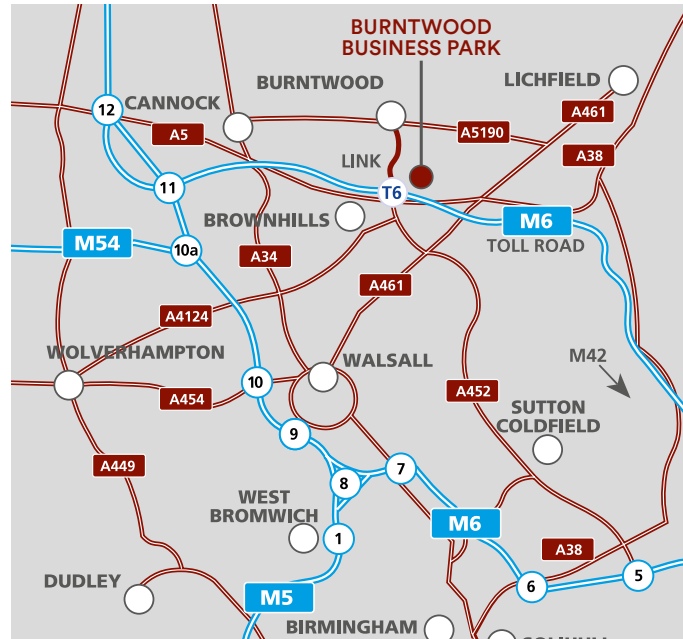
Further information available upon request.

Planning

All interested parties are to make their own specific enquiries directly with the Local Planning Authority as to their intended use. E class use permitted.

Legal and Surveyor Costs

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



Location - WS7 8XD

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.



Viewing

Strictly via prior appointment with the appointed agent

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