



**Units 1 & 2 Maple House Business Park,
Norton Green Lane, Norton Canes, Staffs, WS11 9PR**

- Unit Approximately 5,371 sq ft (499 sq m)
- Minimum Eaves Heights 3m to 4.5m
- Within Close Proximity of A5 & T7 of M6 Toll Road
- Flexible Terms
- EPC Rating D-81



Printcode: 20240401

Units 1 & 2 Maple House Business Park Norton Green Lane, Norton Canes

LOCATION

Maple House Business Park is located approximately 4 miles east of Cannock and benefits from direct access to Watling Street (A5) approximately 1/2 a mile south. T7 of the M6 Toll Road at Churchbridge interchange with the A5 is approximately 3 miles west, with junctions 11 and 12 of the M6 motorway being approximately 4 miles distant.

DESCRIPTION

The property is located to the rear of Maple House and provides a steel portal framed industrial unit with a minimum eaves height of approximately 4.5m. To the rear is a flat roofed extension with a minimum eaves height of approximately 3m.

ACCOMMODATION

All measurements are approximate:

Units 1 & 2 approximately **5,371 sq ft (449 s qm)**

NB - the two storey office building and forecourt car parking fronting Norton Green Lane, does not form part of the available accommodation

RENT

£30,000 pax plus VAT

VAT

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

LEASE

The unit is available on a new flexible lease subject to a rent review at the expiration of the 3rd year of the term.

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.



PROPERTY REFERENCE

CA/BP/2179/a0424/ELH

LOCAL AUTHORITY

Cannock Chase Council Tel: 01543 462621.

RATEABLE VALUE

£14,500 - 2024/2025 - VOA.

RATES PAYABLE

£7,235.50 - 2024/2025.

ENERGY PERFORMANCE CERTIFICATE

Energy Performance Certificate D-81.

SERVICE CHARGE

We understand that a service charge is levied for the maintenance and upkeep of common parts and areas. The budget for 2022 is £0.50 psf.

LEGAL COSTS

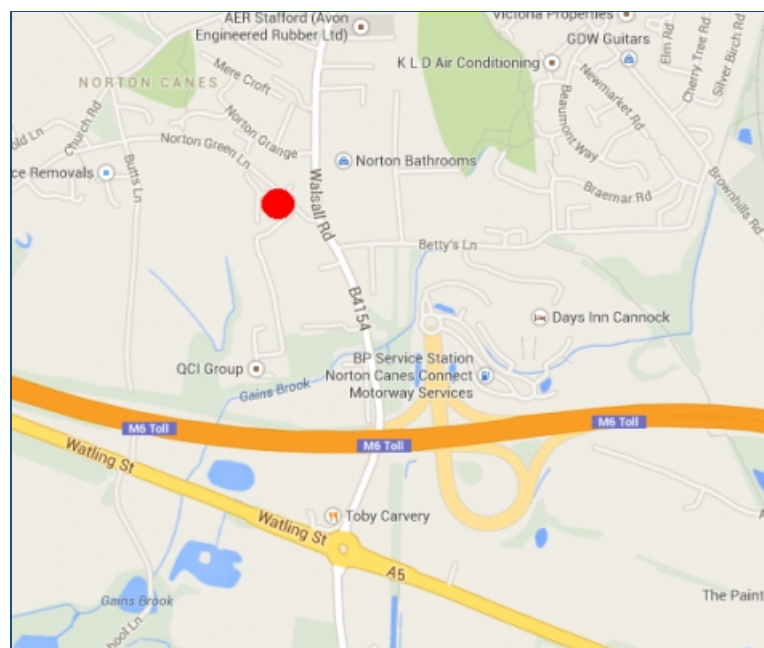
All legal costs incurred in the preparation of the lease and counterpart lease together with any vat and stamp duty due thereon will be the responsibility of the ingoing tenant.

AVAILABILITY

Immediate.

VIEWING

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



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