



Park Plaza

Hayes Way,
Heath Hayes,
Cannock
Staffordshire
WS12 2DB

OFFICE TO LET

1,788 sq ft

Available March 2024
(or before by agreement)

- Light and airy office suite
- Fantastic location - next to shops, cafes and restaurants
- Excellent Road Links:
 - 10 minutes from Walsall
 - 15 Minutes from Wolverhampton
 - 1.2 miles to T7 M6 Toll
 - 4 miles to J11 & J12 M6
- Close to buses and train stations
- 8 allocated parking spaces
- Air Conditioned

PARK PLAZA

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Description

Park Plaza consists of five impressive buildings, providing light and airy offices in a superb location.

The office suite is based on the ground floor of the four storey Falcon Point building with allocated parking for 8 vehicles.

The office is currently configured to include a large, flexible open-plan office with a separate conference or meeting room and self-contained kitchen

- High Energy Efficiency rating
- Allocated parking
- Suspended ceilings
- Air conditioning
- Lighting with PIR sensors
- CAT 5 cabling
- Dedicated video access control system
- Shared bike store and newly refurbished external shower room.
- Rest rooms and kitchen
- Plenty of EV charging points are just a two minute walk away

An aerial photograph of a modern, circular office building with a corrugated metal roof, surrounded by parking lots, roads, and greenery. Several callout boxes with white backgrounds and black text are overlaid on the image, pointing to specific features. The building is the central focus, with a large parking lot to its north and a road curving around it. The surrounding area includes residential houses, more parking, and a dense forest of trees.

Train Station—10 minute walk

Mill Green Nature reserve

McArthur Glen Shopping Outlet
EV Charge Points

Several Bus Stops

To Let: 1,788 sq ft office suite with parking for 8

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The Lease

The property is available on a new Full Repairing and Insuring Lease for a 3 year term to be agreed (can be flexible to alternative term)

The Rent per annum

£19,688 (£11 per sq. ft.)

Service Charge

A Landlord's service charge will be levied in respect of the upkeep and maintenance of the building's common parts.

Buildings Insurance

£435 pa

Ratable Value:

£15,000 pa

Costs

Each party to bare their own legal costs incurred in this transaction

VAT

All prices quoted are exclusive of VAT.

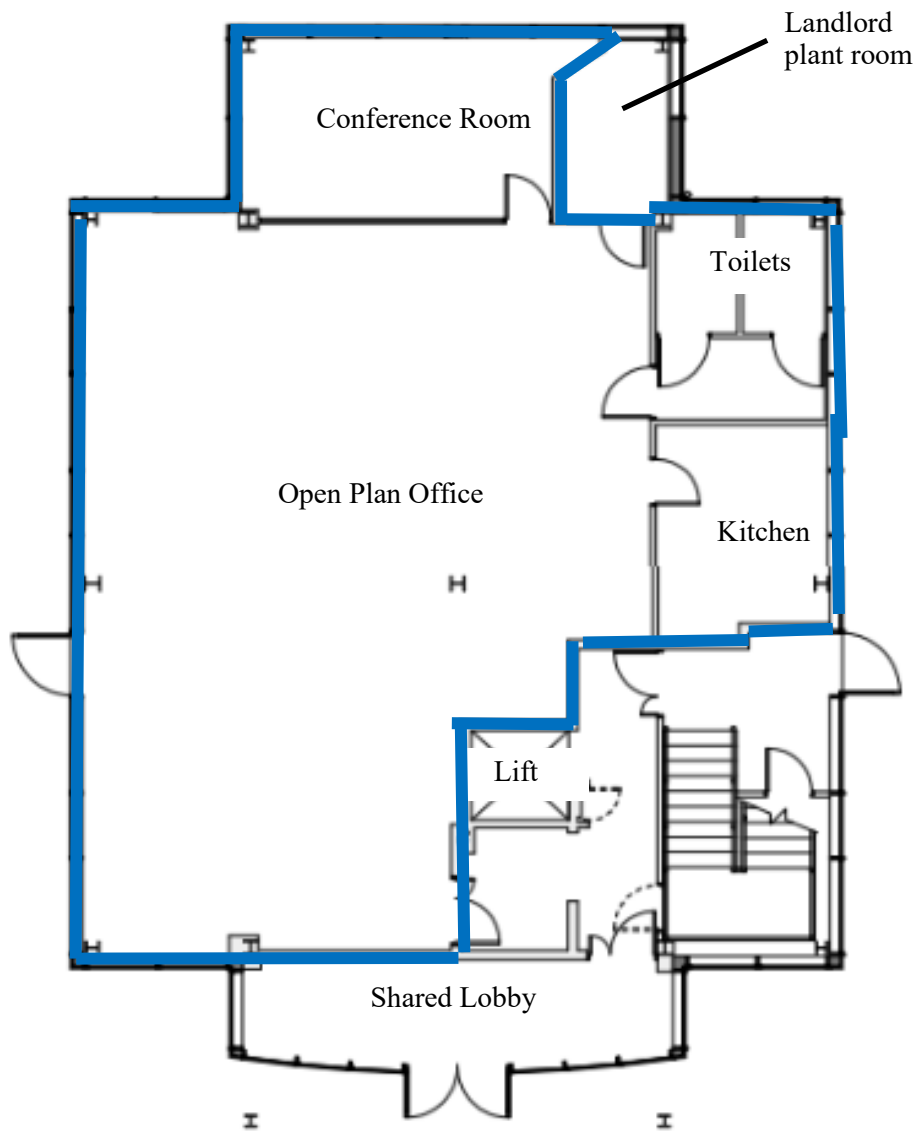
Viewing by appointment

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GROUND FLOOR PLAN

Located on the Ground Floor of Falcon Point—a four story building overlooking the picturesque Mill Green Nature Reserve and stunning McArthur Glen Outlet

PARK PLAZA

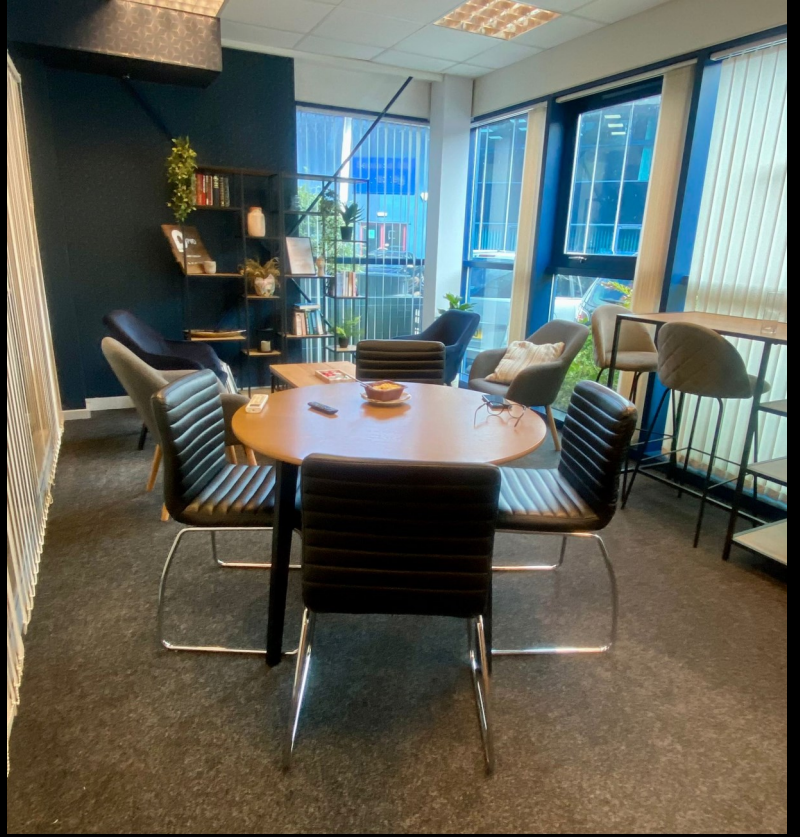
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Location

By Car

- 15 minute drive to Wolverhampton
- 10 minute drive to Walsall
- 25 minute drive to Birmingham
- 20 minute drive to Stafford Train Station—direct links to London Euston

On Foot

- 2 minute walk to several bus stops
- 10 minute walk to local train station—direct link to B’ham New Street

Roads

- 1.2 miles to T7 M6 Toll
- 4 miles to J11 & J12 M6
- Easy access to A5, M42, M1, A1, A38, and A50

