



## Units 7C & D Zone 4, Burntwood Business Park Burntwood, Staffs, WS7 3XD

- Total Area 2,776 sq ft (257.9 sq m)
- Within 1.5 miles of T6 of the M6 Toll Road
- Easy Access to M6 and M54
- EPC Rating D-84



Printcode: 20240401

# Units 7C & D Zone 4 Burntwood Business Park, Burntwood

## 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 units of steel portal frame construction, approximately 4.5m (14.8ft) to eaves with crinkle tin 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 2,776 sq ft (257.9 sq m)** which includes offices and toilet facilities

## RENT

£27,000 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.



## PROPERTY REFERENCE

CA/BP/1979/a0424/ELH

## LOCAL AUTHORITY

Lichfield District Council Tel: 01543 308000.

## RATEABLE VALUE

£18,500 - Valuation Office.

## RATES PAYABLE

£9,231.50 - 2024/2025.

## ENERGY PERFORMANCE CERTIFICATE

Energy Performance Certificate Rating D-84.

## 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.

## LEGAL COSTS

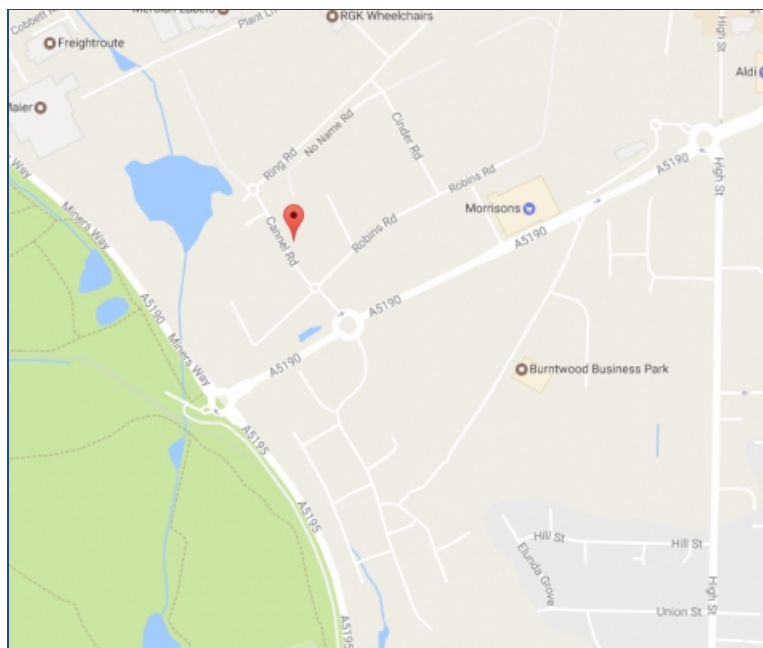
All legal costs incurred in the preparation of the lease and counterpart lease together with any vat and stamp duty due thereon will be the responsibility of the incoming tenant.

## AVAILABILITY

Immediate.

## VIEWING

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



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**Tel: 01543 506640**  
**www.adixon.co.uk**

The Woodlands  
4 Hallcourt Crescent, Cannock  
Staffordshire, WS11 0AB  
Fax : 01543 506654  
Email: enquiries@adixon.co.uk