



## Unit 9 New Road, New Road, Burntwood, Staffs, WS7 0AZ

- Unit Approx 5,162 sq ft (479.5 sq m)
- Close Proximity to M6 Toll Road
- EPC Rating C-67



Printcode: 2024417

# Unit 9 New Road New Road, Burntwood

## LOCATION

The property is situated in a mixed use area and forms part of an existing industrial estate fronting New Road and being within close proximity of Cannock Road (A5190). Lichfield is approximately 4 miles east whilst Cannock is approximately 3 miles west where there is direct access to junction T7 of the M6 Toll Road as well as junctions 11 & 12 of the M6 motorway.

## DESCRIPTION

The property which forms part of an existing industrial estate is situated just off New Road and benefits from open plan industrial space, administration office and wc facilities. There is a roller shutter access leading on to a shared yard area. The minimum eaves height is approximately 2.7m up to the apex of 4.5m.

## ACCOMMODATION

All measurements are approximate:

Warehouse/Production **5,162 sq ft (479.5 sq m)**

## RENT

£27,500 pax plus VAT.

## VAT

The landlord will charge VAT on the above figures as appropriate.

## LEASE

A new FRI lease for a minimum of 3 years, subject to a three yearly rent review pattern.

## TERMS

Full repairing and insuring basis.

## ENERGY PERFORMANCE CERTIFICATE

Energy Performance Certificate C-67.

## 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/2337/AWH

## LOCAL AUTHORITY

Lichfield District Council Tel: 01543 308000.

## RATEABLE VALUE

£20,000.00 - Valuation Office.

## RATES PAYABLE

£9,980.00 - 2024/2025.

## SERVICE CHARGE

We understand that a site service charge is levied for the maintenance and upkeep of common parts and areas and this is presently 10p psf per annum plus VAT.

## LEGAL COSTS

Each party is to be responsible for their own legal costs in this matter.

## VIEWING

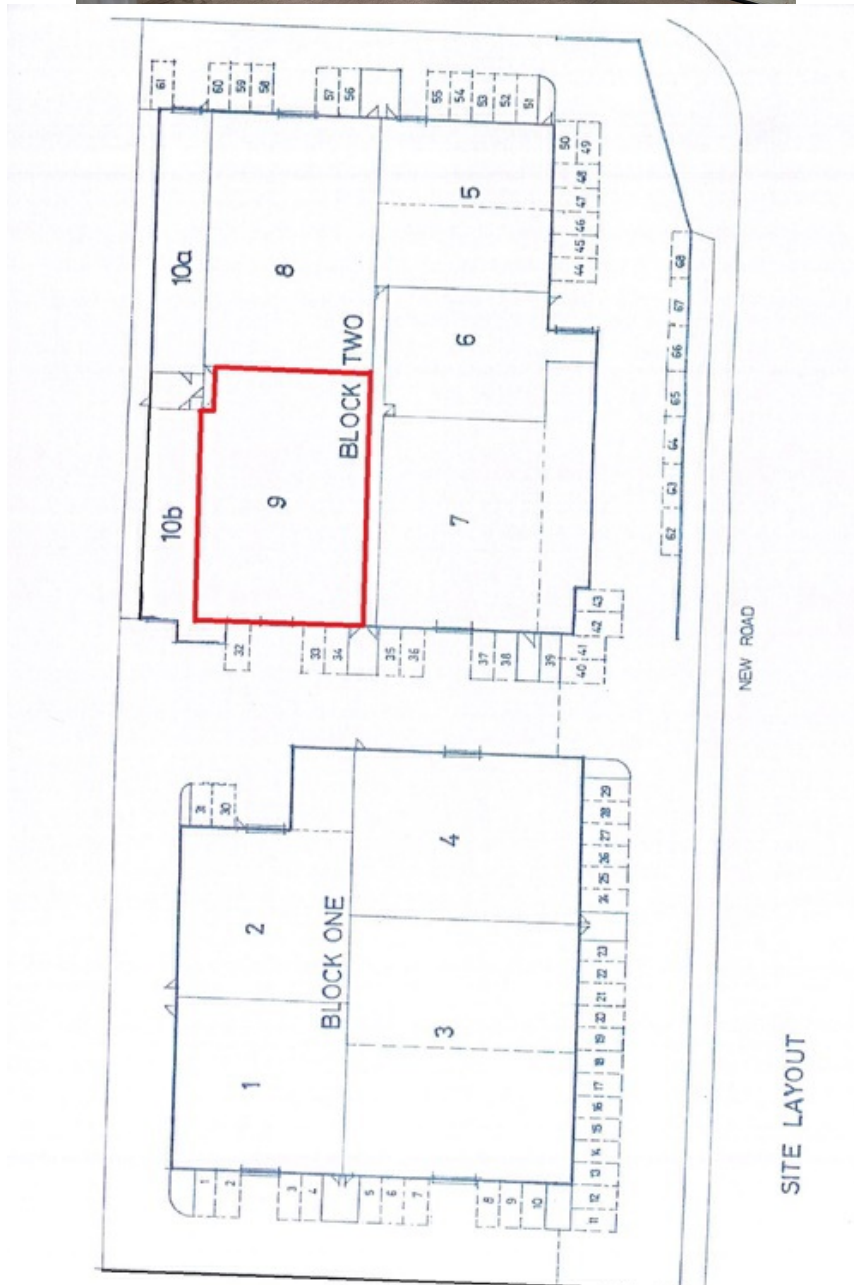
Strictly by prior appointment with the Agent's Cannock office.



**Tel: 01543 506640**

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