



Unit 14 Littleton Drive, Huntington, Cannock, Staffs, WS12 4TS

- Modern Semi-Detached Industrial Unit
- Approximately 2,320 sq ft (215.5 sq m) Overall
- Built-in Ground & First Floor Offices
- Rear Yard Approximately 330 sq yds (276 sq m)
- 5 Car Parking Spaces
- EPC Rating: D-97



Printcode: 20240520

Unit 14 Littleton Drive Huntington, Cannock

LOCATION

The property is situated on Littleton Drive approximately 2.5 miles north of Cannock town centre and all its amenities. Access to the M6 motorway at junctions 12 and 13 are approximately 4 and 6 miles away respectively. Access to T7 of the M6 Toll Road can be gained at Churchbridge in Cannock.

DESCRIPTION

The property comprises a semi-detached industrial unit built around 2008 of portal steel frame construction with part brick/block and part profile steel cladding. It provides ground and first floor offices/staff facilities together with a rear yard and car parking to the front.

ACCOMMODATION

All measurements are approximate:

Ground floor reception office

Main warehouse with roller shutter doors to the front and rear

Disabled toilet with wc and wash hand basin

Built-in store

GIA 1,690 sq ft (157 sq m)

First floor landing

2 offices

Ladies toilet with WC and wash hand basin

Gents toilet with WC and wash hand basin

Kitchen having inset stainless steel sink unit with cupboards and drawers

Store

GIA 630 sq ft (58.5 sq m)

Outside

5 allocated car parking spaces.

Rear yard extending to **330 sq yards (276 sq m)**

RENT

£15,000 pax plus VAT.

VAT

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

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/2347/KMC

LOCAL AUTHORITY

South Staffordshire Council: 01902 696000.

RATEABLE VALUE

£13,000.00 - Valuation Office.

RATES PAYABLE

£6,487.00 - 2024/2025.

ENERGY PERFORMANCE CERTIFICATE

Energy Performance Certificate D-97.

SERVICE CHARGE

We understand that a service charge is levied for the maintenance and upkeep of common parts and areas.

LEGAL COSTS

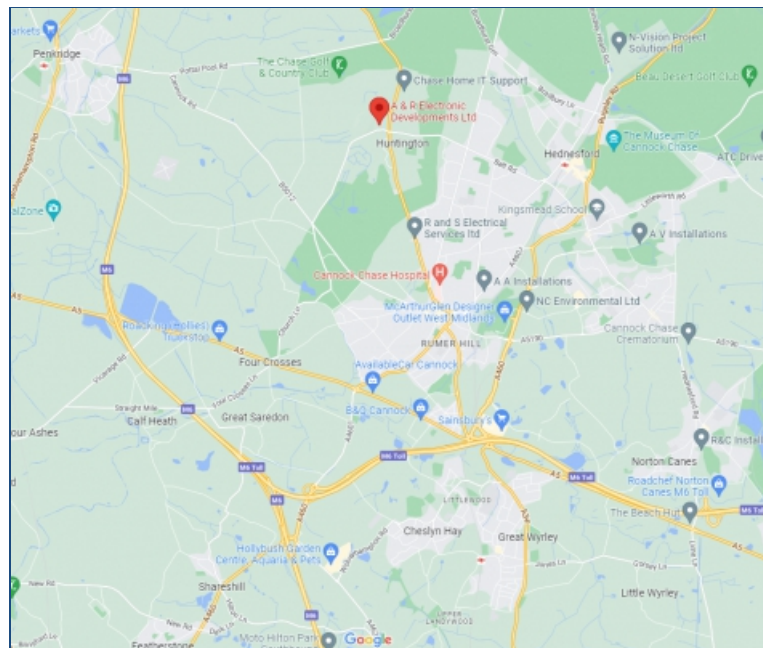
All legal costs incurred in the preparation of the lease and counterpart lease together with any vat and stamp duty due thereon will be the responsibility of the ingoing tenant.

AVAILABILITY

Immediate.

VIEWING

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



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