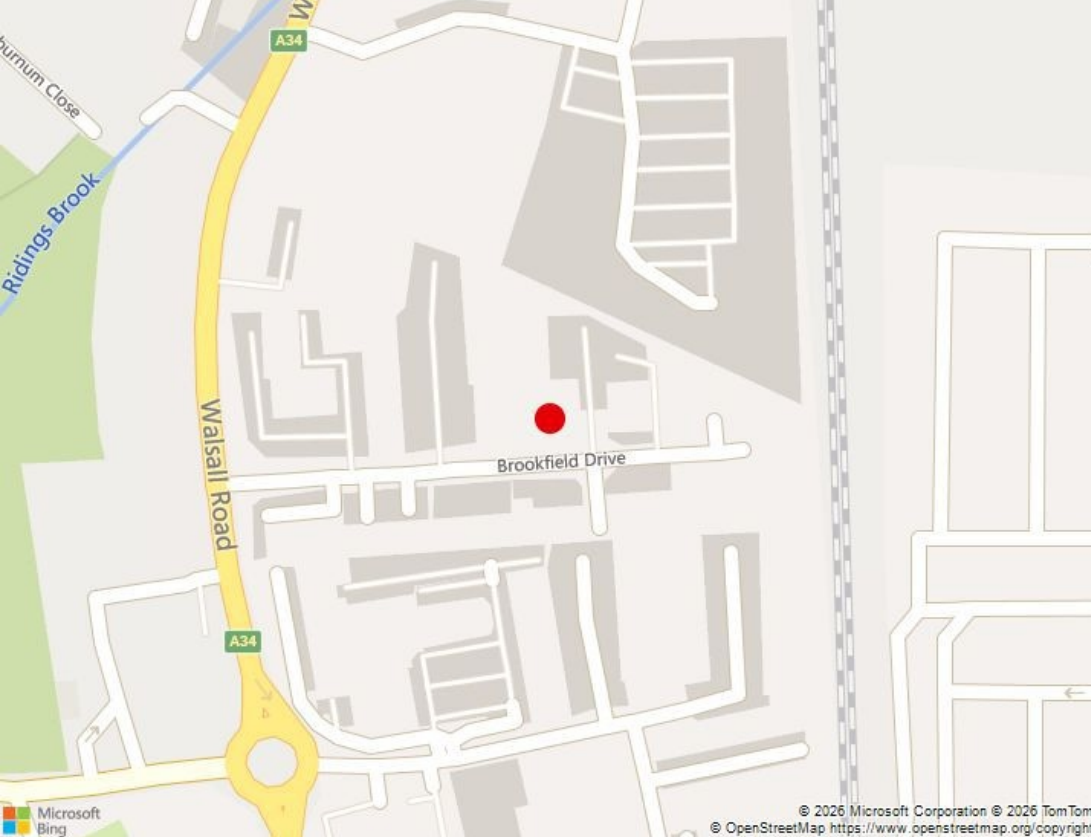


WELL PRESENTED MODERN OFFICES TO LET

Oak Tree Court, Brookfield Drive, Cannock, WS11 0JN

5,145 SqFt (477.97 SqM) | £9.00 per sq ft pax





KEY FEATURES

- Large open plan office with private offices
- Allocated car parking spaces
- DDA compliant
- Outskirts of Cannock town centre
- Within nearby driving distance of M6 Toll Road
- New Lease

LOCATION

The property is situated on the southern side of Brookfield Drive close to the corner of a cul-de-sac position, with nearby access to Walsall Road (A34) which in turn provides links to the M6 Toll Road at the Churchbridge interchange junction. The A5 trunk road is situated approximately a 1/4 mile distant and junctions 11 and 12 of the M6 motorway are approximately 2 and 2.5 miles away respectively.

DESCRIPTION

The premises are located to the ground floor and provide predominantly open plan accommodation being accessed via a ground floor lobby/reception and offers an open plan office together with partitioned meeting rooms/offices along with separate modern male and female and disabled WCs. The offices benefit from a large kitchen/canteen area with two further partitioned rooms currently used as a server room and storeroom. The specification includes carpeting, suspended ceilings, LED lighting and air conditioning. There is a car park to the front and side of the building.

Area	SqFt	SqM
Ground Floor	5,145	477.97
Total Floor Area	5,145	477.97



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TERMS

The property is available by way of a new Internal Repairing and Insuring Lease for a term of years to be agreed.

ASKING RENT

£9.00 per sq ft pax

SERVICE CHARGE

We understand there is an annual service charge for the maintenance and upkeep of the common areas. Further details are available on application.

EPC

A full copy of the Energy Performance Certificate is available upon request.

BUSINESS RATES

Requires reassessing for rating purposes.

Interested parties are advised to make their own enquiries with the Local Authority (Cannock) for verification purposes.

MONEY LAUNDERING

In accordance with Anti Money Laundering Regulations, two forms of ID and confirmation of the source of funding will be required from the successful applicant. For a company, any person owning more than 25% must provide the same.x

LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in the transaction.

VAT

All figures quoted are exclusive of VAT which we understand will be payable in this instance.

VIEWING

Strictly by prior appointment, please contact:



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Misrepresentation Act 1967. Unfair Contract Terms 1977. Consumer Protection Regulations under Unfair Trading Regulations 2008. The Business Protection Regulations from Misleading Marketing Regulations 2008.