

PRELIMINARY ANNOUNCEMENT



Unit 13 Hawkins Drive, South Staffordshire Business Park, Bridgtown, Staffs, WS11 0XT

- Single Storey Warehouse Approx 101,746 sq ft (9,452.2 sq m)
- Site Extends to Approx 4.12 Acres (1.67 Hectares)
- Site Coverage Approx 55%
- Ground & First Floor Office Accommodation Approx 9,960 sq ft (925.3 sq m)
- Rent on Application
- EPC Rating: A-24



Printcode: 20260305

Unit 13 Hawkins Drive South Staffordshire Business Park, Bridgtown

PROPERTY REFERENCE

CA/BP/2316/a0326/AWH

LOCAL AUTHORITY

Cannock Chase Council Tel: 01543 462621.

LOCATION

The property is situated in an established industrial area 2 miles south west of Cannock town centre, 1 mile east of junction 11 of the M6 motorway and 1 mile from the A5 Watling Street.

Cannock benefits from excellent communication links located at the heart of the national motorway network. The M6, M5, M42 and M54 motorways are all within quick access. Cannock is easily accessible from junctions 11 and 12 of the M6 motorway and also from the M6 Toll Road.

DESCRIPTION

The property comprises a warehouse, ground and first floor offices and staff accommodation.

The property was constructed in the mid 1990s and provides a five bay warehouse of steel portal frame construction under pitched profiled metal clad roofs which incorporate roof lights.

The walls are traditional brick and block to the height of approximately 3m with external profiled metal cladding. Loading is via nine level access roller shutter doors in each of the bays accessed from a 35m service yard to the front. The warehouse benefits from an eaves height of 8.2m (27ft).

Comprehensively refurbished to include: Power upgrade to 975 kVA, installation of additional roller shutter doors, full LED lighting throughout and refurbished office and welfare facilities.

ACCOMMODATION

All measurements are approximate:

	Sq Ft	Sq M
Warehouse	91,786	8,526.9 sq m
Ground Floor Offices	4,928	457.8 sq m
First Floor Offices	5,032	467.5 sq m
Total	101,746	9,452.2 sq m

RENT

Upon Application

VAT

VAT will be charged on the rent and other outgoings.

LEASE

The unit is available on a new FRI lease.

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.

RATEABLE VALUE

£412,500 - 2025/2026

£530,000 - 2026/2027

Figures from Valuation Office.

RATES PAYABLE

£228,937.50 - 2025/2026.

£269,240 - 2026/2027.

ENERGY PERFORMANCE CERTIFICATE

Energy Performance Certificate A-24

LEGAL COSTS

Each party to bear their own legal costs.

AVAILABILITY

To be advised.

VIEWING

Strictly by prior appointment with the Agent's Cannock office:
Andrew Hartley - 07812 489720

Or via our joint agents:

Harris Lamb:

Neil Slade 07766 470684, Thomas Morley 07921 974139,

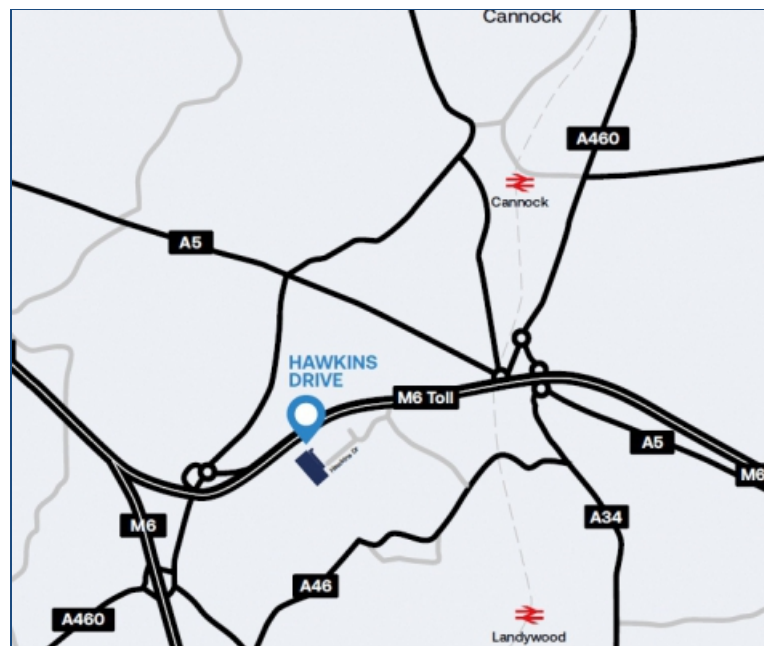
Matthew Tilt 07834 626172

JLL:

Steven Jagers, 07837 995259.

ANTI-MONEY LAUNDERING REGULATIONS

In order to discharge its obligations, including under applicable anti-money laundering regulations, the successful applicant will agree to provide certain information when Heads of Terms are agreed.



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