



Unit 3 Norton Canes Business Park, Norton Green Lane, Norton Canes, Staffs, WS11 9SS

- Industrial Unit Approx 3,288 sq ft (305.5 sq m)
- Available Immediately
- EPC Awaited



Printcode: 202665

Unit 3 Norton Canes Business Park

Norton Green Lane, Norton Canes

LOCATION

Norton Canes Business Park is located approximately 4 miles east of Cannock and benefits from direct access to Watling Street (A5), approximately 1/2 a mile south. Access to junction T7 of the M6 Toll Road is approximately 3 miles distant with junctions 11 & 12 of the M6 motorway being approximately 4 miles distant.

DESCRIPTION

The property forms part of Norton Canes Business Park and is of steel portal frame construction with brick and blockwork and plastic coated metal insulated profile cladding. There is a concrete floor, warehouse lighting and the unit has a minimum eaves height of approximately 14.7ft (4.47m) with 2 roller shutter access doors.

ACCOMMODATION

All measurements are approximate:

Overall 3,288 sq ft (305.5 sq m)

RENT

£23,000 pax plus VAT.

VAT

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

LEASE

A new 6 year FRI lease subject to a rent review at the expiration of the third year of the term.

TERMS

Full repairing and insuring basis.

FURTHER INFORMATION

WORKING HOURS RESTRICTION:

The site has restricted hours of working in place as follows: Monday to Friday - 7am to 7pm
Saturday - 7am to 1pm
Sunday - No working.

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/2521/AWH

LOCAL AUTHORITY

Cannock Chase Council Tel: 01543 462621.

RATEABLE VALUE

£19,000 - VOA.

RATES PAYABLE

£8,208.00 - 2026/2027 (small business non-domestic).

ENERGY PERFORMANCE CERTIFICATE

Energy Performance Certificate awaited.

SERVICE CHARGE

A service charge is levied for the maintenance and upkeep of common parts and areas.

LEGAL COSTS

Each party to bear their own legal costs in this matter.

AVAILABILITY

Immediate.

VIEWING

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



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