

INDUSTRIAL UNIT



Unit 2 Mount Road, Burntwood, WS7 0AJ

- Detached Industrial Unit with Offices
- Approx 13,743 sq ft (1,277 sq m)
- Total Site Area Approx 0.51 acre
- EPC Rating: C-55



Printcode: 202686

# Unit 2 Mount Road Mount Road, Burntwood

## LOCATION

The property is situated on Mount Road within the Mount Road Industrial Estate. Access is provided via the A5190 Cannock Road onto New Road and Chase Road. Burntwood is situated approx 13.5 miles north of Birmingham, with Cannock approx 4.2 miles to the west and Lichfield approx 4 miles to the east. The A5 Watling Street is approx 1.3 miles and junction 6 of the M6 Toll Motorway is approx 1 mile distant.

## DESCRIPTION

The property provides single storey office accommodation fronting Mount Road with a steel portal framed warehouse/workshop to the rear. An additional steel profile unit has been erected to the rear of the site.

## ACCOMMODATION

All measurements are approximate:

Overall accommodation is approximately **13,743 sq ft (1,277 sq m)** which includes 5 offices (approx 1,832 sq ft / 170 sq m) together with canteen and WC facilities.

Minimum eaves height is approx 12 ft / 3.6m.

Outside there is parking to the front with an access road along the side to a loading yard.

The total site area is approx 0.51 acres.

## ASKING PRICE

To Let: £6.00 per square foot per annum (no VAT)

For Sale: Please contact the agent.

## VAT

We understand that the property is not elected for VAT.

## LEASE

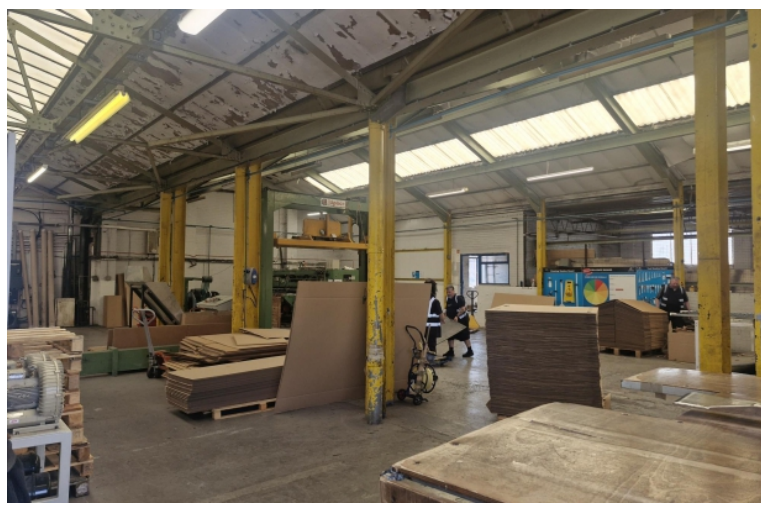
The property is available on a new lease of 3 years or multiples thereof.

## 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/2530/AWH

## RATEABLE VALUE

The property is currently listed under three valuations (to reflect current occupants):

Unit 2A RV £10,250 (2026)

Unit 2B RV £41,000 (2026)

Unit 2C RV £1,850 (2026).

## RATES PAYABLE

To be reassessed as a whole on the occupation of new tenants.

## ENERGY PERFORMANCE CERTIFICATE

Energy Performance Certificate C-55.

## LEGAL COSTS

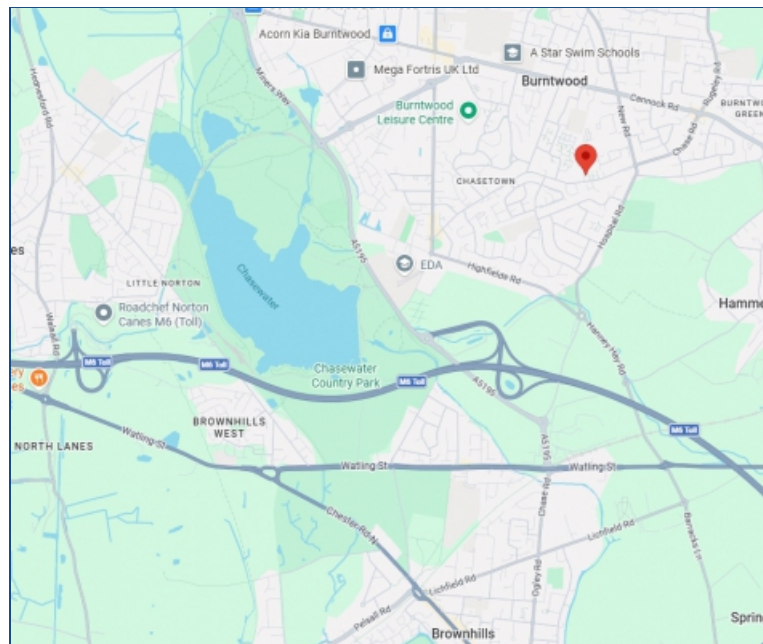
Each party to bear their own legal costs in this matter.

## AVAILABILITY

January 2027.

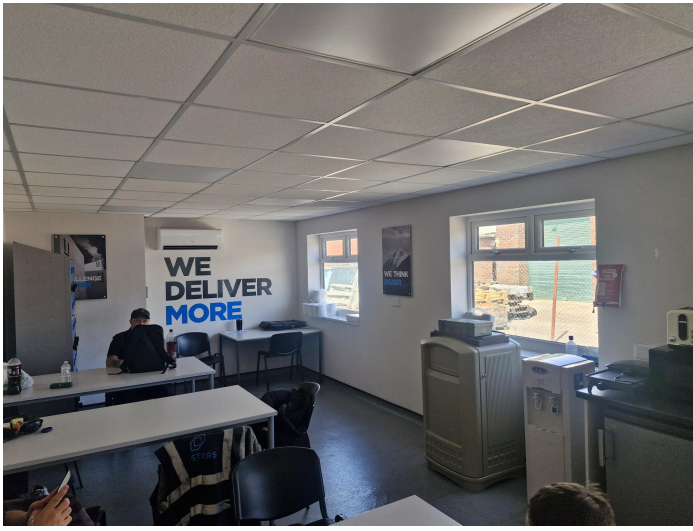
## VIEWING

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



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4 Hallcourt Crescent, Cannock  
Staffordshire, WS11 0AB  
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