



Unit 11 Oaklands Industrial Estate, Lower Road, Hednesford, Staffs, WS12 2UZ

- Ease of Entry/Exit via a Flexi-Lease
- Reduced Legal Fees
- Limited Commitment of 12 Months Required
- Within Close Proximity of the M6 Toll Road
- EPC Rating: E-114



Printcode: 2026520

Unit 11 Oaklands Industrial Estate

Lower Road, Hednesford

PROPERTY REFERENCE

CA/BP/XXXX/ELH

LOCAL AUTHORITY

Cannock Chase Council Tel: 01543 462621.

LOCATION

Oaklands Industrial Estate is situated just off the A460 Trunk Road approximately 2 miles north of Cannock town centre. The estate also benefits from a direct link via Eastern Way to the Churchbridge T7 junction of the M6 Toll Road, which is approximately 2.5 miles to the south.

DESCRIPTION

The estate provides 12 individual units which are split into two terraces, being of steel portal framed construction with brick and blockwork to a height of approximately 8ft (2.4m) incorporating profile metal cladding above. Individual units provide offices with male and female wc's and there is three phase electricity and gas.

ACCOMMODATION

All measurements are approximate:

Gross Internal Area 1,852 sq ft (172 sq m)

RENT

£16,000 pax plus VAT

VAT

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

LEASE

A new full repairing and insuring flexi-lease is available for a term to be agreed between the parties.

TERMS

Full repairing and insuring basis.

RATEABLE VALUE

£11,500 - VOA 2026.

RATES PAYABLE

£4,968 - 2025/2026 - small business (non-RHL)

ENERGY PERFORMANCE CERTIFICATE

Energy Performance Certificate Rating E-114

SERVICE CHARGE

A service charge will be levied for the upkeep of external common areas and services. This is to be capped at no more than 5% of the annual rent.

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

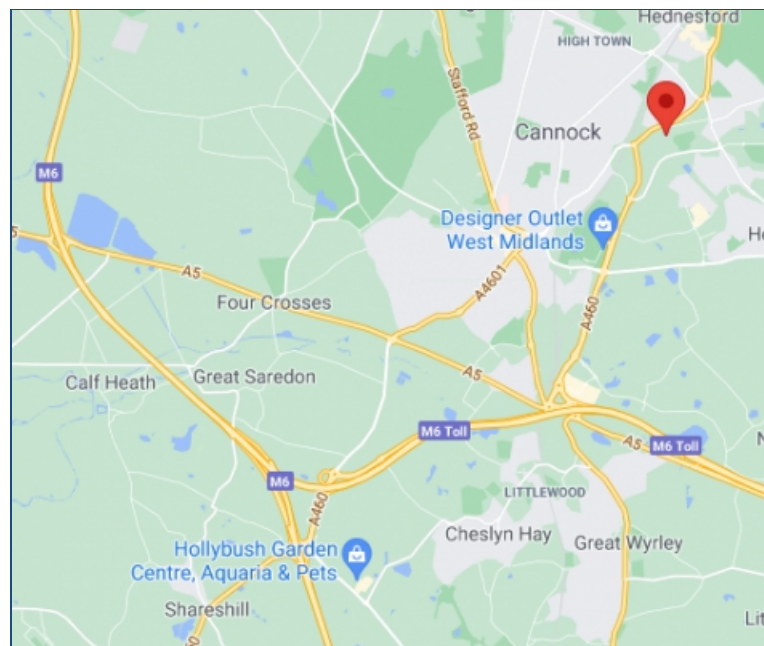
Immediate.

VIEWING

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

MISREPRESENTATION ACT 1967 & PROPERTY MISDESCRIPTION ACT 1991

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Tel: 01543 506640

www.adixon.co.uk

The Woodlands
4 Hallcourt Crescent, Cannock
Staffordshire, WS11 0AB
Fax : 01543 506654
Email: enquiries@adixon.co.uk