



**Units 2/3 Ridings Park, Eastern Way, Hawks Green  
Cannock, Staffs, WS11 7FJ**

- Detached Modern Industrial Unit with Two Storey Offices
- GIA 16,200 sq ft (1,505 sq m)
- Popular Location
- Partial Mezzanine Floor
- 33 Car Parking Spaces
- EPC Rating B-49



Printcode: 2026428

# Units 2/3 Ridings Park Eastern Way, Cannock

## LOCATION

Ridings Park is situated just off Old Hednesford Road and lies approximately 1.5 miles from Cannock town centre and all its amenities. Access to T7 of the M6 Toll Road and the A5 is approximately 5 minutes drive away along the Eastern Way. Junctions 11 and 12 of the M6 motorway are approximately 3 and 4 miles away respectively. Cannock itself is situated approximately 10 miles equidistant between Stafford to the north and Walsall to the south.

## DESCRIPTION

The property comprises a detached industrial unit built in 1999 and having two storey offices to the front and good sized dedicated car parking.

## ACCOMMODATION

All measurements are approximate:

Ground: Reception area & reception office. Inner hallway  
Ladies toilet with 2 cubicles and 3 wash hand basins  
Gents toilets with 2 cubicles, 2 urinals and 3 hand wash basins  
Disabled toilet with wc and wash hand basin  
Further large open plan office  
Main warehouse with works office, roller shutter door and partial mezzanine floor to one side  
**GIA 15,530 sq ft (1,426 sq m)**

First: Landing, Boardroom, Office, well fitted modern Kitchen  
Ladies toilet with wc and wash hand basin  
Gents toilet with wc and wash hand basin  
**GIA 850 sq ft (79 sq m)**

**Total GIA 16,200 sq ft (1,505 sq m)**

Outside: 33 car parking spaces

## RENT

£125,000 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 basis lease of 6 years with a 3 year rent review is offered.

## FURTHER INFORMATION

- A security bond of a minimum equivalent to 3 months rent will be taken by the landlord and held throughout the term.
- The current tenant has installed a large mezzanine floor with conveyor belt system which may be available by separate negotiation.
- There are a number of items of office furniture which may be available by separate negotiation.

### MISREPRESENTATION ACT 1967 & PROPERTY MISDESCRIPTION ACT 1991

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Historic photo

## PROPERTY REFERENCE

CA/BP/2514/KMC

## LOCAL AUTHORITY

Cannock Chase Council Tel: 01543 462621.

## RATEABLE VALUE

£91,500 - VOA April 2026.

## RATES PAYABLE

£43,920 - 2026/2027.

## SERVICE CHARGE

There is a service charge levied on the estate. This is currently 0.55p psf per annum.

## 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

October 2026.

## VIEWING

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



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