



Unit 7E, Zone 4, Burntwood Business Park, Burntwood, Staffs, WS7 3XD

- Total Area 2,079 sq ft (193.1 sq m)
- Ideal Starter Unit
- Within 1.5 miles of the M6 Toll Road, T6 Junction
- Easy Access to M6 and M54
- EPC Rating D-93



Printcode: 202622

Unit 7E, Zone 4 Burntwood Business Park, Burntwood

PROPERTY REFERENCE

CA/BP/1979/7E/ELH

LOCAL AUTHORITY

Lichfield District Council

LOCATION

Situated between Cannock and Lichfield on the A5190, the park offers a range of industrial and warehouse accommodation just six miles from Junction 11 of the M6 and eight miles from Junction 1 of the M54. Junction T6 of the M6 Toll Road is less than one mile and the A5 is one and a half miles. Road access to Birmingham, The Black Country and the conurbations of both North Staffordshire and East Midlands is good.

DESCRIPTION

Warehouse/Industrial Area
Approximately 4.50m (14.8ft) to eaves
Steel portal frame construction
Low bay lighting
Manual roller shutter approx. 4.0m (12ft 11") high by 2.9m (9ft 10") wide

ACCOMMODATION

All measurements are approximate:

Total Area **2,079 sq ft (193.1 sq m)**

RENT

£25,000 plus VAT per annum.

VAT

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

LEASE

The premises are offered by way of a new FRI lease

TERMS

Full repairing and insuring basis.

RATEABLE VALUE

£17,250 - VOA.

RATES PAYABLE

£8,280.00 - 2026/2027.

ENERGY PERFORMANCE CERTIFICATE

Energy Performance Certificate D-93.

SERVICE CHARGE

We understand that a service charge is levied for the provision of a security service and maintenance of estate roads, landscaping and common areas.

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 incoming tenant.

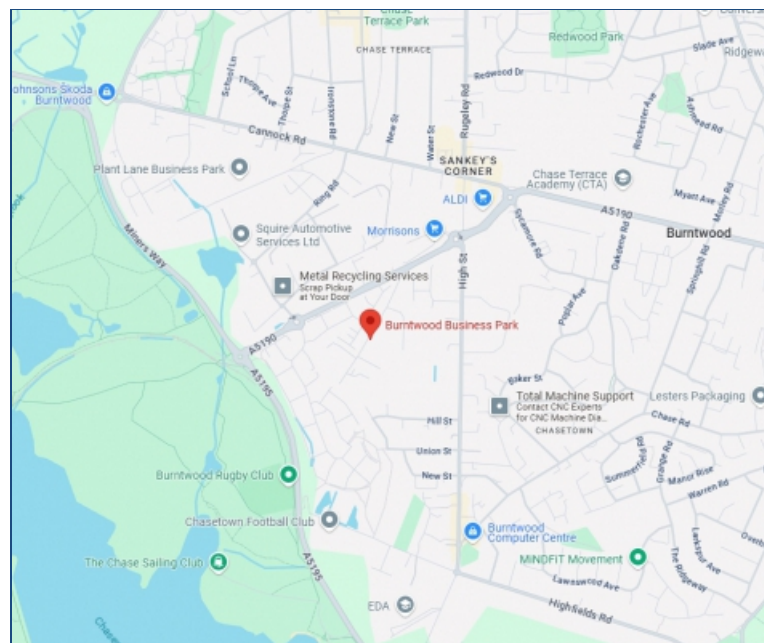
AVAILABILITY

Immediate.

VIEWING

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

MISREPRESENTATION ACT 1967 & PROPERTY MISDESCRIPTION ACT 1991
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