INDURENT

Industrial

UNIT 16A | INDURENT WATLING STREET BUSINESS PARK

Watling Street Business Park, Watling Street, Cannock, WS11 9XG

UNIT 16A | 16,194 SQ FT

Industrial Unit with office

A 16,194 sq ft industrial unit featuring a secure gated yard and dedicated parking. The property includes office space and welfare facilities, making it suitable for a range of industrial and logistics operations. Ideally positioned with direct access to the A5, the site also offers excellent connectivity to the M6 Toll, M6, M42, M54 and A38, providing strong regional and national transport links.

Lease Type	New

Unit Summary

- Office Accommodation
- Private Yard
- Roller Shutter Door
- 24 Hour Access
- Dedicated Car Parking
- WC Facilities

Occupational Costs

	Per Annum	Per Sq Ft
Rent	£121,455.00	£7.50
Rates	£36,480.00	£2.25
Service Charge	£20,798.23	£1.28
Insurance	£3,238.80	£0.20
Total Cost	£189,999.12	£11.73

Terms: Indicative rates payable only. Confirmation of rates payable should be sought from the Valuation Office Agency (www.voa.gov.uk). Units with a Rateable Value of less than £15,000 per annum may be eligible for full or partial Small Business Rates Relief. To find out if you qualify please see https://www.gov.uk/apply-for-business-rate-relief/small-business-rate-relief or read our rates blog.

For more info please visit: unit.info/U1P0300040

+44(0) 808 169 7554

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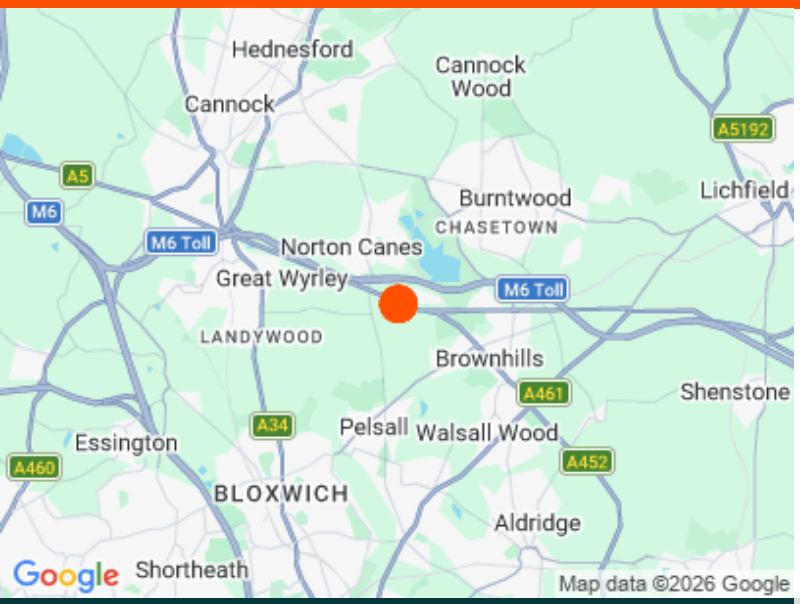

Location

Watling Street Business Park is well-connected with direct access to the A5. The site is also conveniently located near the M6 Toll, M6, M42, M54 and A38.

Road
M6: < 1 mile

Airport
Birmingham: 24 miles

Rail
Cannock: 4 miles

Additional Information

Planning Class	General Industrial
Lease Summary	The unit is available on flexible terms. Please speak to a member of our team for more information
Viewings	Contact us now to arrange a viewing.
Legal Costs	Each party will be responsible for their own legal costs incurred.
EPC	C (72)

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