/INDURENT



Industrial

UNIT 19C | CHASEWATER HEATHS BUSINESS PARK

Cobbett Road, Burntwood, WS7 3GJ

UNIT 19C | 3,982 SQ FT

Industrial Unit with office accommodation coming soon

Unit 19C at Chasewater Heaths Business Park offers versatile industrial space within a well-maintained, modern business park. The unit features office accommodation, roof lights for natural illumination, flexible workspace, WC facilities, and dedicated car parking.
Part of a parade of six units, this property provides ground-floor industrial space with mezzanine offices, making it suitable for a variety of uses, including serving as a business headquarters.
Located in an established commercial environment, this unit is ideal for businesses seeking quality workspace with excellent amenities.

Lease Type	New



Unit Summary

- Roof Lights
- Office Accommodation
- Flexible Space
- Car Parking
- Well Maintained Estate
- WC Facilities

View Floor Plans

Occupational Costs

	Per Annum	Per Sq Ft
Rent	£28,870.00	£7.25
Rates	£10,800.00	£2.71
Service Charge	£4,686.67	£1.18
Insurance	£796.40	£0.20
Total Cost	£47,103.18	£11.83

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.

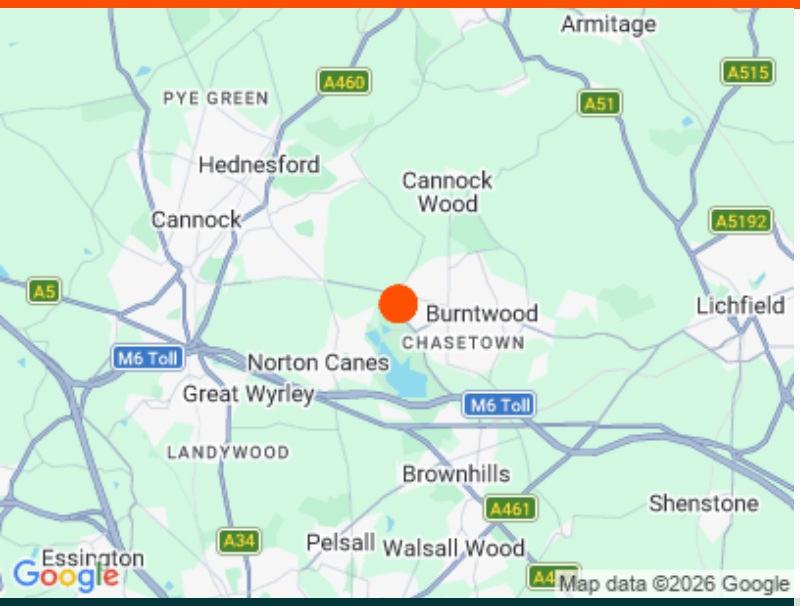
For more info please visit: unit.info/UIP0101528

+44(0) 808 169 7554

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Location

Chasewater Heath Business Park is based just outside on the town of Cannock which is 16 miles north of Birmingham. The estate benefits from excellent access to the A5, A34, A460 and M6 Toll motorway providing connections to London and the south. Birmingham New Street Railway Station is 18 miles south of the estate, offering fast connections to London Euston.

Road
A5: 1 mile M6: 4 miles

Airport
Birmingham Airport: 23 miles

Rail
Lichfield City: 6 miles Birmingham Rail: 18 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	B (29)

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Key Contact



Rebecca Beddows

Senior Customer Engagement Manager

"Rebecca joined Indurent in 2019 and is our Customer Engagement Manager for our properties in the Midlands. Please drop Rebecca a line if you would like to discuss leasing a unit or would like to find out more about becoming a customer of indurent.com"

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