ANDREW DIXON & COMPANY

Chartered Surveyors & Commercial Property Consultants

TO LET

INDUSTRIAL UNIT



Unit 1B Zone 4, Burntwood Business Park, Burntwood, Staffs, WS7 3XD

- Total Area 1,555 sq ft (144.5 sq m)
- Ideal Starter Unit
- Within 1.5 miles of the M6 Toll Road, T6 Junction
- Easy Access to M6 and M54
- Estate CCTV Security

Printcode: 20261105

Tel: 01543 506640
www.adixon.co.uk

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

Unit 1B Zone 4
Burntwood Business Park, Burntwood



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 6.00m (19ft 7") to eaves
Middle terrace of steel portal frame construction
LED lights throughout
Roof mounted gas fired heater
Electric roller shutter approximately 4.0m (13ft) high by 3.5m (11.5ft) wide
Gas, water and electric supplies

Offices

Suspended ceilings
CAT II lighting
Wall mounted electric convector heaters
Carpeted
Toilets with disabled use facilities are provided.

ACCOMMODATION

All measurements are approximate:

Total Area **1,555 sq ft (144.5 sq m)**

RENT

£18,000 per annum plus VAT.

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.

PROPERTY REFERENCE

CA/BP/1979/1126/ELH

LOCAL AUTHORITY

Lichfield District Council Tel: 01543 308000.

RATEABLE VALUE

£13,250 - VOA.

RATES PAYABLE

£5,724.00 - 2026/2027.

ENERGY PERFORMANCE CERTIFICATE

Energy Performance Certificate D-78.

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. It is presently £0.80 per sq ft for the current year.

LEGAL COSTS

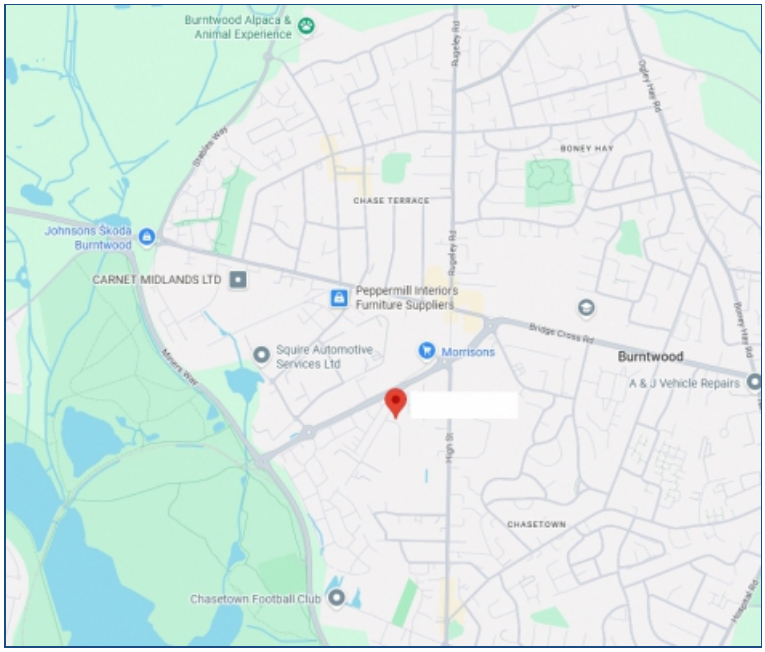
Each party is to be responsible for their own legal costs in relation to this transaction.

AVAILABILITY

Immediate.

VIEWING

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



MISREPRESENTATION ACT 1967 & PROPERTY MISDESCRIPTION ACT 1991
Messrs. Andrew Dixon & Company (and their joint agents, where applicable) for themselves and for the vendor(s) or lessor(s) of this property whose agents they are, give notice that : (1) The particulars are set out as a general outline for the guidance of intending purchasers or lessors, and do not constitute, nor constitute part of, an offer or contract. (2) Any information contained herein (whether in the text, plans or photographs etc.) is given in good faith but without responsibility and is believed to be correct. Any intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection and investigation or otherwise as to the correctness of each of them. (3) No employee of Messrs. Andrew Dixon & Company. has any authority to make or give representation or warranty whatsoever in relation to this property. (4) Whilst every care has been taken to prepare these particulars, we would be grateful if you could inform us of any errors or misleading descriptions found in order that we may correct them in our records. (5) Unless otherwise stated , no investigations have been made regarding pollution or potential land, air or water contamination. (6) IPMS 3 – office measurements can be made available by request.

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