ANDREW DIXON & COMPANY

Chartered Surveyors & Commercial Property Consultants

# TO LET

## INDUSTRIAL UNIT




# Units 115 - 116 Anglesey Business Park, Littleworth Road, Hednesford, Staffs, WS12 1NR

- Popular Industrial / Trade Location
- Unit Extends to Approx 4,879 sq ft (453.26 sq m)
- Minimum Eaves Height 5m
- EPC Rating: C-53
- NO CAR GARAGES/ SALES/ VALETING/ DETAILING/ TYRES/ MOT STATIONS

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# Units 115 - 116 Anglesey Business Park
# Littleworth Road, Hednesford



## LOCATION
Anglesey Business Park is located approximately 1 mile south east of Hednesford town centre in a predominantly residential area. Cannock town centre is approximately 2 miles south. The area has excellent road communications being strategically located close to junctions 11 & 12 of the M6 motorway and junction T7 of the M6 Toll Road. The A5 links Cannock to Brownhills and Tamworth and the A34, A462 & A460 provides connections to Walsall, Stafford, Rugeley and Wolverhampton.

## DESCRIPTION
The property is accessed from Littleworth Road approximately 1/2 a mile to the east of its junction with the B4154, which links in to the A460 Rugeley Road.

The unit is of steel portal frame construction with full height profile cladding surmounted by similar profile sheet roofing. The unit has WC facilities. The unit is accessed via two glazed door entrances with electric roller shutter door security in addition to two electric roller shutter doors.

## ACCOMMODATION
All measurements are approximate:

Unit approximately **4,879 sq ft (453.26 sq m)**

## RENT
£43,911 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 for a term to be agreed between the parties.

## TERMS
Full repairing and insuring basis.

## BUILDING INSURANCE
The landlord insures the property and recharges back to the tenant on a periodic basis.

## RENT BOND
A 3 month rent bond may be required dependant on the covenant strength.

**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.

## PROPERTY REFERENCE
CA/BP/2493/AWH

## LOCAL AUTHORITY
Cannock Chase Council Tel: 01543 462621.

## RATEABLE VALUE
£31,500 - VOA.

## RATES PAYABLE
£15,121.00 - 2026/2027.

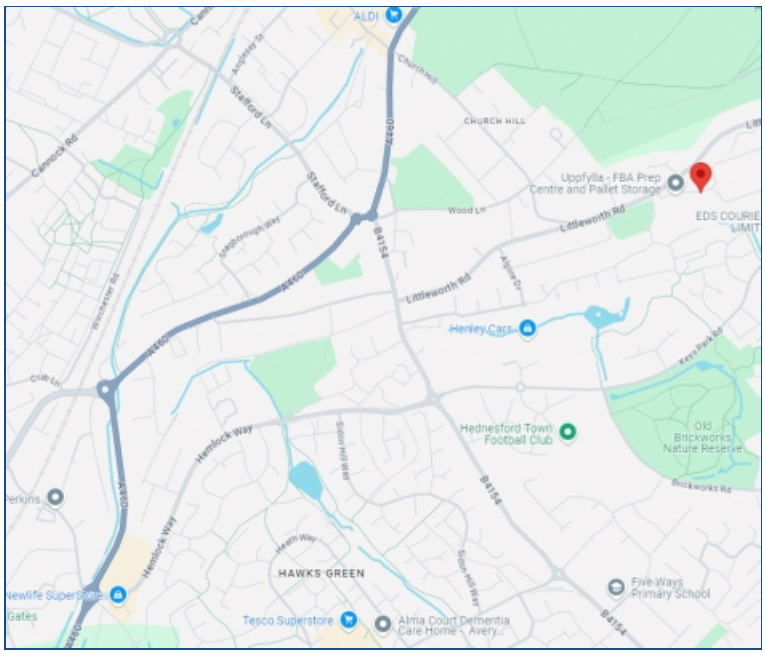
## ENERGY PERFORMANCE CERTIFICATE
Energy Performance Certificate C-53.

## SERVICE CHARGE
We understand that a service charge is levied for the maintenance and upkeep of common parts and areas and for the current year this is £2,971.80 plus VAT payable quarterly in advance.

## LEGAL COSTS
Each party is to be responsible for their own legal costs in this matter.

## AVAILABILITY
June 2026.

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




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