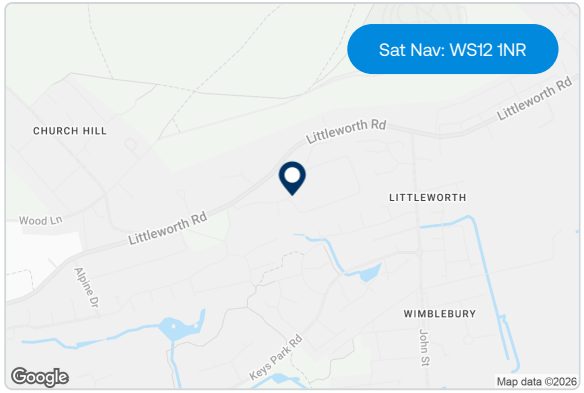
Mileway

Anglesey Business Park

Hednesford Cannock WS12 1NR

Warehouse | 4,879 ft^2

- Office space available
- Allocated parking
- Roller shutter doors
- 5 metres eaves height



Description

The unit is constructed of a steel portal frame, with full-height profile metal cladding and a matching profile sheet roof. It benefits from a single roller shutter access door and a small dedicated yard and parking area to the front of the property.

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 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.

Further information

EPC
EPC is available upon request.

Terms
Available on new full repairing and insuring leases.

Legal costs
All parties will be responsible for their own legal costs incurred in the transaction.

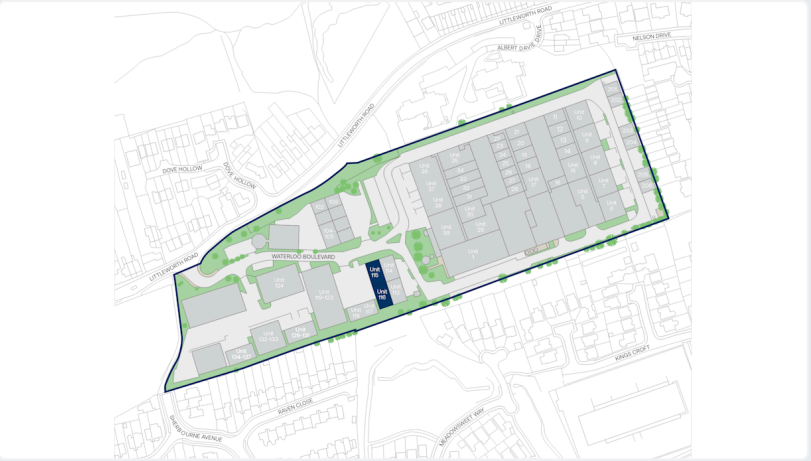
Book a viewing

Mileway

Richard Sidaway
midlands@mileway.com
0121 368 1760

ANDREW DIXON & COMPANY

Andrew Hartley
enquiries@adixon.co.uk
01543 506 640



Accommodation:

Unit	Property Type	Size (sq ft)	Availability	EPC
Unit 115 & 116	Warehouse	4,879	Immediately	
Total		4,879		

Rent is quoted on a per calendar month basis and is provided as a market estimate, subject to change on an assumed three year term. Rent is exclusive of rates, VAT, insurance, and service charge. Please note that rent payment may not be due monthly.

This document (together with any attachments, appendices, and related materials, the "Materials") is provided on a confidential basis for informational due diligence purposes only and is not, and may not be relied on in any manner as legal, tax, investment, accounting or other advice or as an offer or invitation to lease the property referred to herein or otherwise enter into any other transaction, agreement or arrangement, nor shall it or the fact of its distribution form the basis of, or be relied on in connection with, any lease or other contract or any commercial or investment decision. If such offer is made, it will only be made by means of heads of terms (collectively with any additional documents, the "Heads of Terms"), which would contain material information not contained in the Materials and which would supersede and qualify in its entirety the information set forth in the Materials. In the event that the descriptions or terms described herein are inconsistent with or contrary to the descriptions in or terms of the Heads of Terms, the Heads of Terms shall control. None of Mileway nor any of its respective affiliates makes any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein and nothing contained herein should be relied upon as a promise or representation of any kind.

Mileway