



TO LET

INDUSTRIAL WAREHOUSE UNIT WITH YARD

UNIT 16 WATLING STREET BUSINESS PARK, CANNOCK, STAFFORDSHIRE, WS11 9XG



48,632 sqft

4,518 sqm approx GIA

SHORT AND LONG TERM LEASES AVAILABLE & COMPETITIVE RENT

MULTIPLE LEVEL ACCESS LOADING DOORS & 2 DOCK LEVEL LOADING DOORS

IMMEDIATE ACCESS TO A5 & 3 MILES TO T7 M6 TOLL ROAD





LOCATION

Watling Street Business Park is prominently located fronting the busy A5. The estate is also conveniently situated for the M6 Toll, M6, M42, M54 and A38

SPECIFICATION

- Approx 5.5m eaves
- Multiple level access loading doors
- 2 Dock level loading doors
- Small amenity block

ACCOMMODATION

	sqft	sqm
TOTAL GIA	48,632	4,647

AVAILABILITY

The property is available by way of an existing lease from 25th April 2025, expiring 24th April 2032 with the benefit of a tenant break effective April 2028. Interest is sought for an assignment of the lease, a short-term sub-lease or alternatively, a new, longer lease with the landlord by way of separate negotiation.

QUOTING RENT

Current passing rent £250,455 + VAT

SERVICES

The agent has not tested any apparatus, equipment, fixture, fittings or services and so cannot verify they are in working order or fit for their purpose. The tenant is advised to obtain verification from their solicitor or surveyor

SERVICE CHARGE

A service charge is levied for the maintenance of common areas and estate security. Further details available from the agents.



BUSINESS RATES (2026 RV)

2026 Rateable Value	£123,000
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MONEY LAUNDERING

The money laundering regulations require identification checks are undertaken for all parties leasing property. Before a business relationship can be formed, we will request proof of identification for the leasing entity.

EPC

EPC Rating: D (79)

LEGAL COSTS

Each party to bear their own legal costs incurred in any transaction.

VAT

All prices quoted are exclusive of VAT, which may be chargeable.

VIEWING

Strictly via sole agents, Harris Lamb:

Tel: 0121 455 9455

Contact: Neil Slade
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Date: October 2026

Subject To Contract



