



Unit 5 Miras Business Estate, Keys Park Road Hednesford, Staffs, WS12 2FS

- Well Appointed Modern Industrial Unit
- Extensive Built-In Offices
- 10 Car Parking Spaces
- Overall GIA 3,345 sq ft (310.8 sq m)
- EPC Rating D-93



Printcode: 20261030

Unit 5 Miras Business Estate Keys Park Road, Hednesford

LOCATION

Miras Business Estate is situated just off Keys Park Road, approximately 1 mile south of Hednesford town centre and 2.5 miles east of Cannock town centre. Access to the Eastern Way Bypass is only a few minutes drive away, which in turn leads to T7 of the M6 Toll Road and the A5. Junctions 11 and 12 of the M6 motorway are approximately 3.5 and 4.5 miles away respectively.

DESCRIPTION

The property comprises an end terraced industrial unit, built around 2000. It has been substantially modified to include ground floor and first floor offices and has the benefit of 10 allocated car parking spaces.

ACCOMMODATION

All measurements are approximate:

- Entrance Hall with server room and disabled room with wc and wash hand basin
- Fitted kitchen
- Office to the front & office to the rear
- Warehouse space including area under mezzanine floor & full height open plan area with up and over door access

Overall GIA 2,225 sq ft (206.7 sq m)

First Floor

Landing with toilets having 2 cubicles and wash hand basin
3 interconnecting offices plus large training room

GIA 1,120 sq ft (104 sq m)

Gross Overall 3,345 sq ft (310.8 sq m)

Outside

The property benefits from 10 allocated car parking spaces and there are currently electric vehicle charging points installed

RENT

£26,000 pax plus VAT

VAT

The landlord reserves the right to charge VAT on the above figures as appropriate.

LEASE

The property is offered on a new 6 year lease with 3 year rent review.

TERMS

Full repairing and insuring basis.

FURTHER INFORMATION

A security bond equivalent to a minimum of 3 months rent including VAT will be required by the landlord.

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/2558/KMC

LOCAL AUTHORITY

Cannock Chase Council Tel: 01543 462621.

RATEABLE VALUE

£23,250 - VOA.

RATES PAYABLE

£10,044 - 2026/2027 (small business (non-RHL)).

ENERGY PERFORMANCE CERTIFICATE

Energy Performance Certificate Rating D-93..

SERVICE CHARGE

We understand that a service charge is levied for the maintenance of common areas. This is currently around 40p psf per annum plus VAT.

LEGAL COSTS

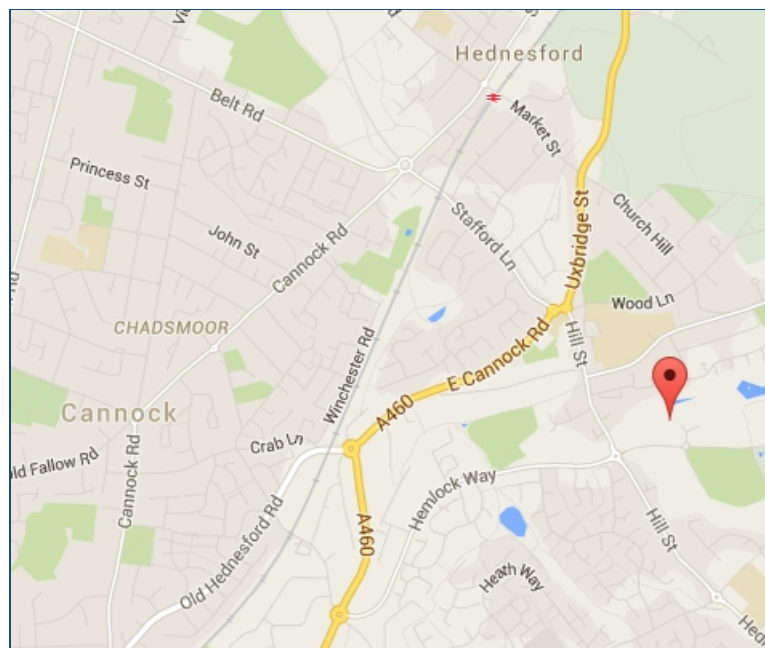
All legal costs incurred in the preparation of the lease and counterpart lease together with any vat and stamp duty due thereon will be the responsibility of the incoming tenant.

AVAILABILITY

End of March 2027.

VIEWING

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



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