ANDREW DIXON & COMPANY

Chartered Surveyors & Commercial Property Consultants

TO LET

INDUSTRIAL UNIT



Unit 6 Park Venture Centre, Park Street, Bridgtown
Cannock, Staffs, WS11 0BT

- Unit Approximately 646 sq ft (60 sq m)
- Ideal Starter Unit
- Flexible Terms
- EPC Rating: D-89

Printcode: 20261110

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Unit 6
Park Venture Centre
Park Street, Cannock



LOCATION
The property is situated in a mixed use area in Park Street in Bridgtown which is the south of Cannock town centre between the A34 and the A5 and a short distance north of the M6 Toll motorway.

DESCRIPTION
The property is of brick construction with a small office and roller shutter door within a small estate of 8 self contained units.

ACCOMMODATION
All measurements are approximate:

The unit measures approximately **646 sq ft (60 sq m)** which includes a small office and WC facilities.

Outside

There is car parking to the front of the unit.

RENT
£570 plus VAT per calendar month, inclusive of building insurance and service charge.

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

LEASE
A new FRI lease for a term to be agreed between the parties.

TERMS
Full repairing and insuring basis.

FURTHER INFORMATION
A rent deposit of £2,052 will be required and held by the Landlord throughout the term of the lease.

PROPERTY REFERENCE
CA/BP/2550/AWH

LOCAL AUTHORITY
Cannock Chase District Council Tel: 01543 462621.

RATEABLE VALUE
£6,200 - VOA.

RATES PAYABLE
£2,678.40 - 2026/2027 (small business non-domestic)

ENERGY PERFORMANCE CERTIFICATE
Energy Performance Certificate D-89.

SERVICE CHARGE
The service charge is included within the rent.

LEGAL COSTS
Each party to bear their own legal costs in this matter.

AVAILABILITY
Immediate.

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



MISREPRESENTATION ACT 1967 & PROPERTY MISDESCRIPTION ACT 1991
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