

INDUSTRIAL UNIT



**Unit 42 South Staffs Business Park, Hawkins Drive,
Bridgtown, Cannock, Staffs, WS11 0XT**

- Refurbished Unit
- Single Storey Warehouse Approx 32,720 sq ft (3,039.8 sq m)
- Approx 11.9m Minimum Eaves
- 6m x 6m Roller Shutter Access Door
- New Overclad Roof
- EPC Rating: B-48



Printcode: 2026520

Unit 42 South Staffs Business Park

Hawkins Drive, Cannock

LOCATION

The property is situated in an established industrial area 2 miles south west of Cannock town centre, 1 mile east of junction 11 of the M6 motorway and 1 mile from the A5 Watling Street.

Cannock benefits from excellent communication links located at the heart of the national motorway network. The M6, M5, M42 and M54 motorways are all within quick access. Cannock is easily accessible from junctions 11 and 12 of the M6 motorway and also from the M6 Toll Road.

DESCRIPTION

The property comprises of a warehouse which was constructed in the early 1990s providing clear steel portal framed storage space under a pitched profile metal clad roof with 10% translucent light panels. The walls are of traditional brick and block to a height of approximately 3m with external profile metal cladding. Loading is a roller shutter access door together with a secondary one positioned to the side of the building. The minimum eaves height is approximately 11.9m.

Adjacent to the rear of the unit is a parking area.

ACCOMMODATION

All measurements are approximate:

Warehouse **32,720 sq ft (3,039.8 sq m)**

PRICE

Sale: Offers in excess of £3.1m exclusive.

Rent: £230,000 per annum exclusive.

VAT

VAT will be charged on the sale/rent and other outgoings.

LEASE

The unit is available on a new 6 year FRI lease, subject to a rent review at the end of the 3rd year of the term. To be outside the security provisions of the Landlord and Tenant Act 1954 (Part II).

TERMS

Full repairing and insuring basis.

BUILDING INSURANCE

The building insurance premium for the current year is £8,000 plus VAT.

SERVICE CHARGE

A site service charge is levied for maintenance and upkeep of the communal areas and roadways. For the current year this is £5,000 plus VAT.

AVAILABILITY

Immediate.

MISREPRESENTATION ACT 1967 & PROPERTY MISDESCRIPTION ACT 1991

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PROPERTY REFERENCE

CA/BP/2386/a0526/ELH

LOCAL AUTHORITY

Cannock Chase Council Tel: 01543 462621.

RATEABLE VALUE

£148,000 - VOA from 1st April 2026.

RATES PAYABLE

£71,040 - 2026/2027.

ENERGY PERFORMANCE CERTIFICATE

Energy Performance Certificate B-48.

LEGAL COSTS

Each party is to be responsible for their own legal costs.

VIEWING

Strictly by prior appointment with the joint agents.

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