



**Unit 11 Hawthorn Business Park, Attwood Road, Zone 1
Burntwood Business Park, Burntwood, Staffs, WS7 3GJ**

- New Business Unit
- Warehouse 5,200 sq ft (483.08 sq m)
- Ground Floor Offices 800 sq ft (74.32 sq m)
- First Floor Offices 800 sq ft (74.32 sq m)
- 6m Eaves
- Car Parking and Unloading/Loading Facilities
- Within 1.5 Miles of T6 of the M6 Toll Road
- EPC Awaited



Printcode: 20260603

Unit 11

Hawthorn Business Park

Attwood Road, Zone 1 Burntwood
Business Park, Burntwood

LOCATION

Situated between Cannock and Lichfield on the A5190, the park offers a range of industrial and warehouse accommodation just six miles from junction 11 of the M6 and eight miles from junction 1 of the M54. Junction T6 of the M6 Toll Road is 1.5 mile and the A5 is 2 miles. Road access to Birmingham, The Black Country and the conurbations of both North Staffordshire and East Midlands is good.

DESCRIPTION

The development comprises of two detached warehouse units which when completed will be of steel portal framed construction with brick and block to a height of approximately 2.4m and profile cladding above. The minimum eaves height will be approximately 6m. The roofs will be of insulated metal sheet cladding incorporating 10% translucent light panels.

Each unit will incorporate ground floor office/staff accommodation to include WC and kitchen facilities together with an electric roller shutter door, and above are further open plan offices/storage facilities. Externally there will be dedicated car parking and service yard for unloading/loading.

ACCOMMODATION

All measurements are approximate:

Unit 11 - **6,800 sq ft (631.72 sq m)**

RENT

£67,660 pax plus VAT

VAT

VAT will be charged on the above figures as appropriate.

LEASE

A new 10 year Full Repairing & Insuring lease, subject to a rent review at the expiration of the fifth year of the term.

LEGAL COSTS

Each party is to be responsible for their own legal and professional costs together with any VAT in this matter.

SERVICE CHARGE

A site service charge may be applicable at the five year review.

LOCAL AUTHORITY

Lichfield District Council Tel: 01543 308000.

RATEABLE VALUE & RATES PAYABLE

To be assessed.

FURTHER INFORMATION

The landlord is able to provide internal warehouse racking as a separate item and at a cost to be agreed between the parties.

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/2332(11)/a0626/ELH

ENERGY PERFORMANCE CERTIFICATE

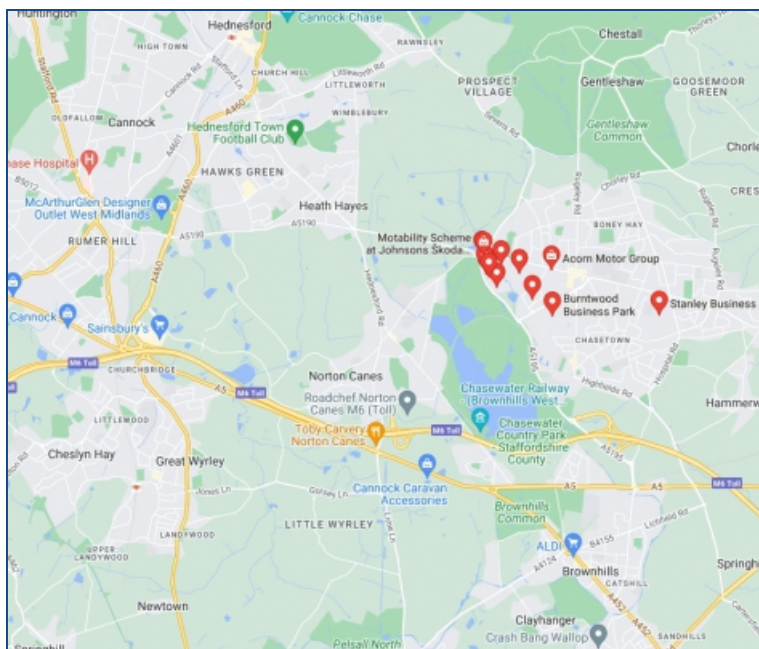
Energy Performance Certificate awaited.

AVAILABILITY

Immediately.

VIEWING

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



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