



**Unit 6 Zone 3 Burntwood Business Park, Cannel Road,
Burntwood, Staffs, WS7 3JQ**

- Unit Approximately 3,560 sq ft (330.7 sq m)
- Secure Fenced & Gated Yard and Car Parking Approx 0.12 Acre
- Roller Shutter Doors on Two Elevations
- EPC Rating: D-84



Printcode: 20260806

Unit 6 Zone 3 Burntwood Business Park Cannel Road, 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 less than one mile and the A5 is one and a half miles. Road access to Birmingham, The Black Country and the conurbations of both North Staffordshire and East Midlands is good.

DESCRIPTION

The unit is of steel portal frame design and benefits from roller shutter door access on two elevations, low bay lighting, carpeted offices and very low site density. The minimum eaves height is approx 3.7m (12ft 2"). The property has offices and welfare facilities to the front.

The property benefits from a secure yard and car parking of approx 0.12 acre.

ACCOMMODATION

All measurements are approximate:

Unit approximately **3,560 sq ft (330.7 sq m)**.

Outside

There is a secure fenced and gated yard and car park of approx 0.12 acre.

RENT

£32,000 per annum plus VAT.

VAT

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

LEASE

A new FRI lease for a minimum of 3 years, subject to a three yearly rent review pattern.

TERMS

Full repairing and insuring basis.

BUILDING INSURANCE

The landlord insures the premises and recharges back to the tenant.

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/2501/a0826/AWH

LOCAL AUTHORITY

Lichfield District Council Tel: 01543 308000.

RATEABLE VALUE

£25,250 - VOA.

RATES PAYABLE

£10,908.00 - 2026/2027.

ENERGY PERFORMANCE CERTIFICATE

Energy Performance Certificate D-84.

SERVICE CHARGE

A service charge is levied for the maintenance and upkeep of common parts and areas of Burntwood Business Park. For the current year, this is charged at £0.75 plus VAT per square foot payable quarterly in advance.

LEGAL COSTS

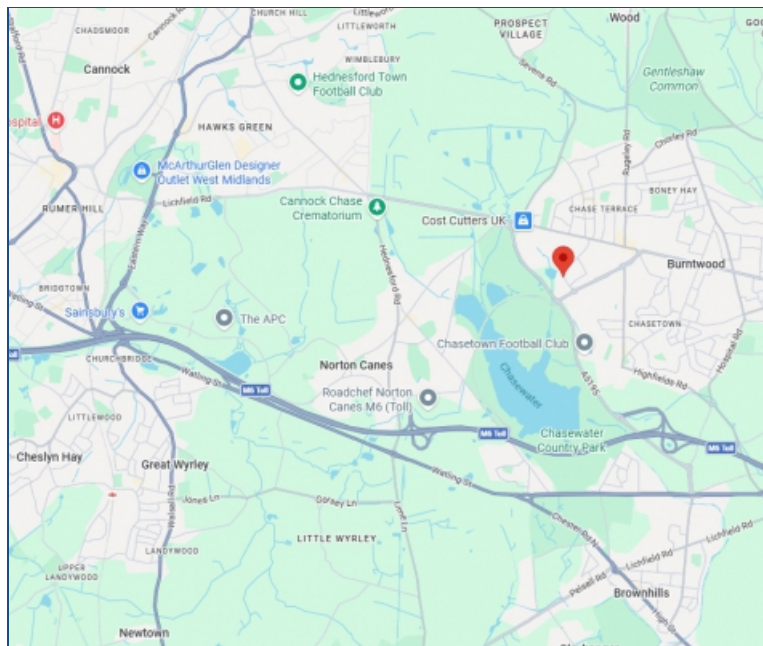
Each party to bear their own legal and professional costs in this matter.

AVAILABILITY

June/July 2026.

VIEWING

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



Tel: 01543 506640
www.adixon.co.uk

The Woodlands
4 Hallcourt Crescent, Cannock
Staffordshire, WS11 0AB
Fax : 01543 506654
Email: enquiries@adixon.co.uk