



Unit 6 Ranton Park, Martindale, Hawks Green, Cannock, Staffs, WS11 7XL

- Mid Terraced Industrial Unit
- Approximately 2,000 sq ft (185.8 sq m)
- Office, WCs, Kitchenette & Mezzanine Storage
- 3 Designated Car Parking Spaces
- EPC Rating E-114
- NO AUTOMOTIVE USES / CAR REPAIRS / MOT STATIONS



Printcode: 20250227

Unit 6 Ranton Park Martindale, Cannock

PROPERTY REFERENCE

CA/BP/2381/a0225/AWH

LOCAL AUTHORITY

Cannock Chase Council Tel: 01543 462621.

RATEABLE VALUE

£11,500 - VOA.

RATES PAYABLE

£5,738.50 - 2024/2025.

ENERGY PERFORMANCE CERTIFICATE

Energy Performance Certificate Rating E-114.

SERVICE CHARGE

A service charge is levied for the maintenance and upkeep of common parts and areas. This is currently £560 per annum (no VAT).

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.

LOCATION

Ranton Park is situated within the Hawks Green area, approximately 2 miles north of Cannock town centre and is accessed via Martindale, which in turn links to Hawks Green Lane. Junction T7 of the M6 Toll Road and Watling Street (A5) are approximately 2 miles south.

DESCRIPTION

The unit, which forms part of an existing terrace, is of steel portal framed construction with brick and block work to a height of approximately 8ft and profile metal cladding above. Internally the accommodation provides clear open plan space with a minimum eaves height of 11ft (3.4m) together with a self-contained office and 2 separate wcs. There is a kitchen facility located within the warehouse.

ACCOMMODATION

All measurements are approximate:

2,000 sq ft (186 sq m)

Having roller shutter door, kitchenette, office, 2 WCs and mezzanine storage, approximately 13ft to eaves.

Outside

3 allocated car parking spaces.

RENT

£14,000 pax No VAT payable quarterly in advance.

VAT

VAT is not payable on the rent and other outgoings.

LEASE

A new 6 year lease, subject to a rent review at the expiration of the third year of the term, to be drawn outside the security provision of The Landlord and Tenant Act 1954 Part II.

TERMS

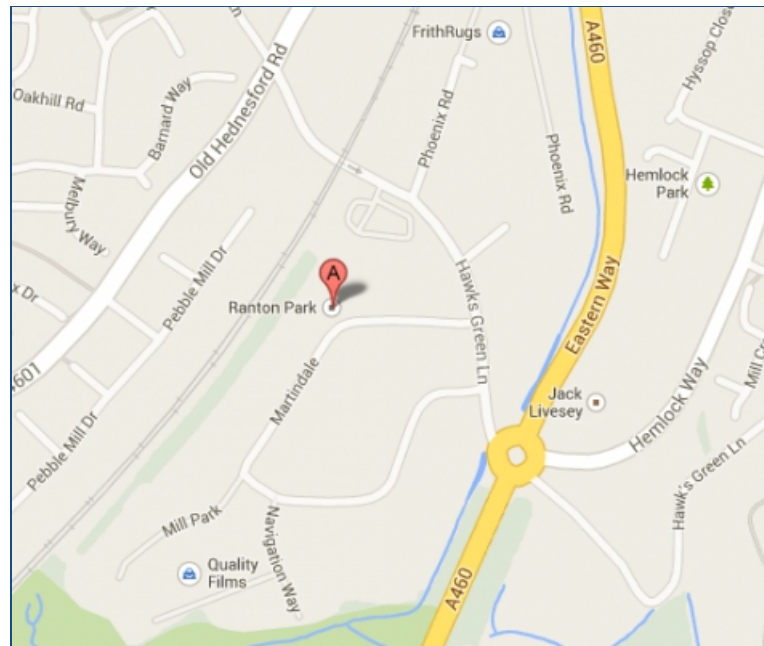
Full repairing and insuring basis.

FURTHER INFORMATION

Restricted work hours - 7am - 7pm Monday to Friday. 8am - 12pm Saturday. No Sunday.

RENT BOND

A rent bond equivalent to one quarters rent will be held by the landlord for the duration of the lease.



MISREPRESENTATION ACT 1967 & PROPERTY MISDESCRIPTION ACT 1991

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