



## Units 14 & 15 Littleton Drive, Huntington Cannock, Staffs, WS12 4TS

- Investment Opportunity
- Pair of Semi-Detached Industrial Units
- Approximately 4,045 sq ft (375.8 sq m)
- Allocated Car Parking for Each Unit
- Fully Let
- Security Fenced
- EPC Rating D-97 and D-88



Printcode: 2026429

# Units 14 & 15 Littleton Drive Huntington, Cannock

## LOCATION

Littleton Drive is situated just off Cocksparrow Lane approximately 3 miles north of Cannock town centre and can be approached either from the main A34 Stafford Road or the New Penkridge Road and access to the M6 and M6 Toll Road is within easy reach.

## DESCRIPTION

The property comprises a pair of semi detached units built around 2010 of portal steel frame construction with part brick/block and part profile steel cladding. Both properties are fully let.

## ACCOMMODATION

All measurements are approximate:

### Unit 14

#### Ground Floor

Reception office

Main Warehouse having disabled toilet with wc and wash hand basin, built in store, up and over doors to the front and rear

**GIA - 1,690 sq ft (157 sq m)**

#### First Floor

Landing

Ladies toilet with wc and wash hand basin

Gents toilet with wc and wash hand basin

Kitchen having inset stainless steel sink unit with cupboards and drawers.

Store

Office 1 194 sq ft (18 sq m)

Office 2 145 sq ft (13.5 sq m)

**GIA - 630 sq ft (58.5 sq m)**

**Overall GIA - 2,320 sq ft (215.5 sq m)**

#### Outside

5 allocated car parking spaces with 1 disabled car parking space.

### Unit 15

Entrance hall and reception office.

Main warehouse having disabled toilet with wc and wash hand basin, kitchen area and up and over door

**GIA - 1,725 sq ft (160.3 sq m)**

First Floor - mezzanine with offices

#### Outside

5 car parking spaces

## ASKING PRICE

Offers Around £440,000 plus VAT

## TENURE

Freehold.

#### MISREPRESENTATION ACT 1967 & PROPERTY MISDESCRIPTION ACT 1991

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Historic photo

## PROPERTY REFERENCE

CA/BP/2512/KMC

## LOCAL AUTHORITY

South Staffordshire County Council Tel: 01902 696000.

## RATEABLE VALUE

Unit 14 - £14,250 and Unit 15 - £14,000 - VOA.

## RATES PAYABLE

Unit 14: £6,156.00 and Unit 15: £6,048

Small Business (non RHL) April 2026.

## ENERGY PERFORMANCE CERTIFICATE

EPC Ratings - Unit 14: D-97 and Unit 15: D-88.

## LEGAL COSTS

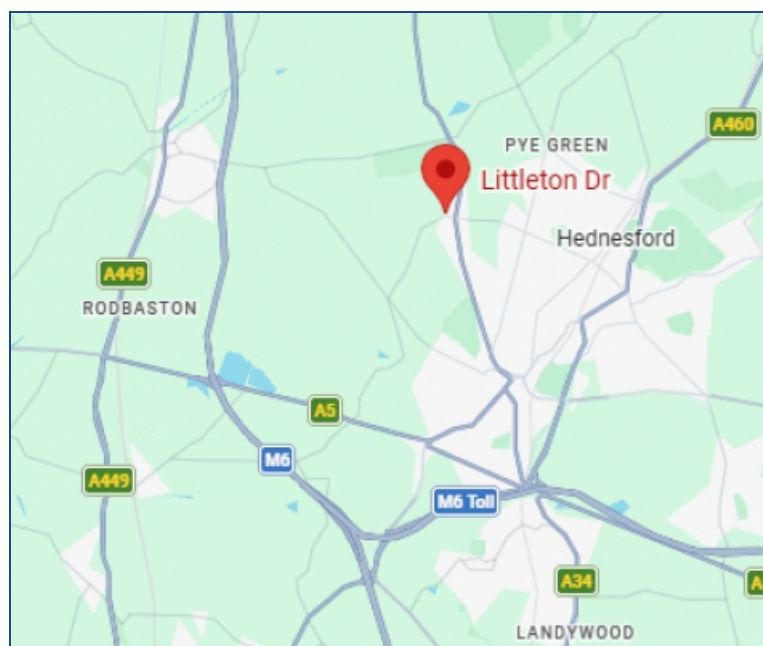
Each party to bear their own legal costs in this matter.

## VIEWING

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

## FURTHER INFORMATION

- The yard to the rear of the units is not included in the Title.
- The combined rental income is currently £26,500 pax plus VAT.
- There is an outstanding Rent Review on Unit 15 as of 7th April 2025.



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