



Units 14 - 16 Lakeside Business Park, Walkmill Lane, Cannock, Staffs, WS11 0XE

- Refurbished Unit
- Approx 11,077 sq ft (1,029 sq m)
- Established Industrial/Trade/Logistics Location adjacent to M6 Toll
- EPC Rating Targeted to be "B"
- Available Quarter 1 - 2026
- 1.3 Miles from M6 Toll, 3 Miles from M6 J11



Printcode: 20251107

Units 14 - 16 Lakeside Business Park Walkmill Lane, Cannock

LOCATION

Lakeside Business Park is a business park totalling 59,138 sq ft with a mix of retail, trade counter, leisure & office occupiers. It is located on Walkmill Lane, off Watling Street, 2 miles south of Cannock town centre and approximately 1.5 miles from junction 11 of the M6 motorway and with nearby access to junction T7 of the M6 Toll.

DESCRIPTION

- New roof system, comprising of insulated composite cladding and twin skin rooflights to 10%
- Refurbished cladding and curtain walling to main front elevation,
- Two new insulated electrically operated loading doors
- Open plan unit with painted concrete floors fully redecorated perimeter walls and exposed structural steelwork
- New internal amenity block consisting of entrance foyer, welfare room and accessible washroom, complete with plaster wall and ceiling finishes, vinyl flooring and new LED lighting
- Main warehouse area with new energy efficient LED lighting throughout warehouse
- Rear loading by means of single roller shutter door
- 3 phase electricity supply. capped gas supply (off common parts system) and mains water
- Eaves height 5.6m

ACCOMMODATION

All measurements are approximate:

The unit provides a ground floor of approx. 11,077 sq ft (1,029 sq m) and 11 car parking spaces to the front of the unit.

Overall Space: 11,077 sq ft (1,029 sq m)

RENT

On application.

VAT

VAT will be charged on the rent and other outgoings.

LEASE

A term to be agreed between the parties.

TERMS

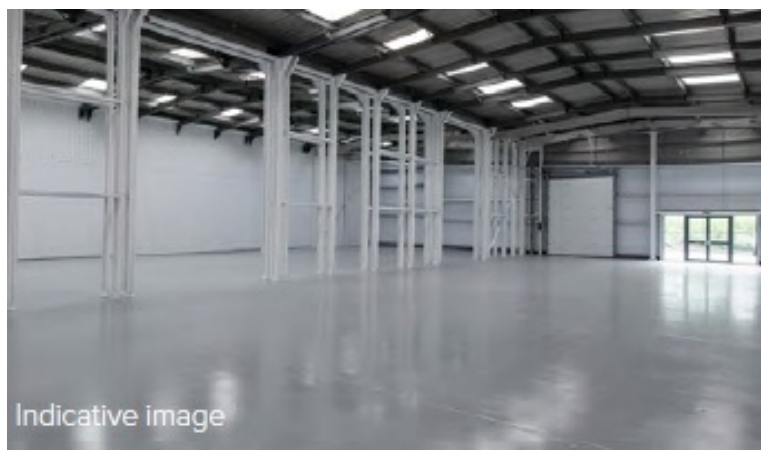
Full repairing and insuring basis.

BUILDINGS INSURANCE

The Landlord insures the premises and recharges back on a periodic basis. For the year ending March 2024 this was £3,935.17 plus VAT.

MISREPRESENTATION ACT 1967 & PROPERTY MISDESCRIPTION ACT 1991

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PROPERTY REFERENCE

CA/BP/2346/a1125/AWH

LOCAL AUTHORITY

Cannock Chase Council: 01543 462621

RATEABLE VALUE

£48,250 - VOA.

RATES PAYABLE

£24,076.75 - 2025/2026.

ENERGY PERFORMANCE CERTIFICATE

Energy Performance Certificate targeted to be a "B".

SERVICE CHARGE

We understand that a service charge is levied for the maintenance and upkeep of common parts and areas.

LEGAL COSTS

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

AVAILABILITY

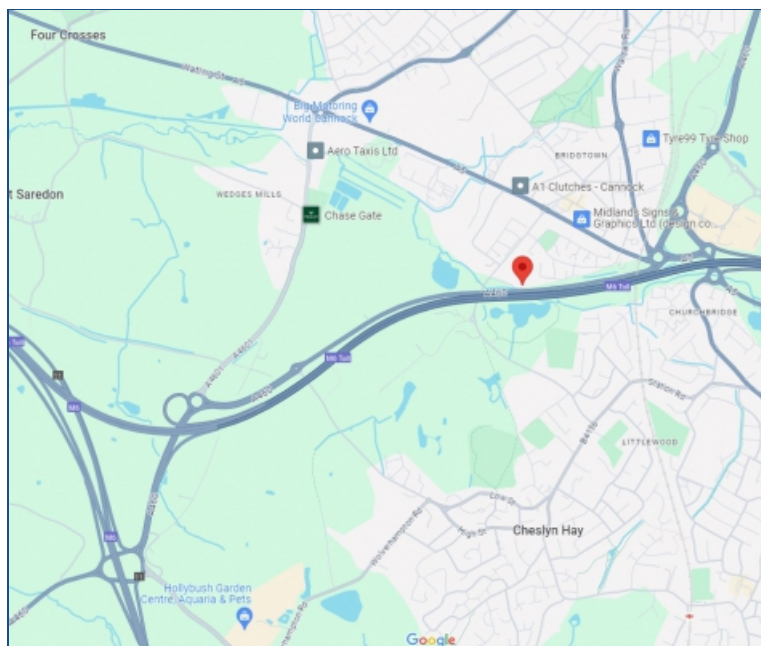
Quarter 1, 2026.

VIEWING

Strictly by prior appointment With the Agent's Cannock office:

Andrew Hartley - 01543 506640

Or via our joint agent, Bulleys: James Bird / Lewis Giles - 01902 713333



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