

MODERN GROUND FLOOR OFFICE TO LET

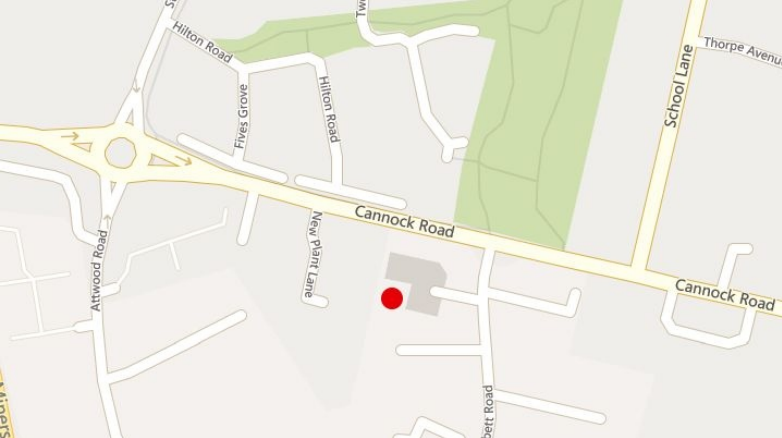
Ground Floor, Unit 2, Blake Court, Burntwood, WS7 3GR



626 SqFt (58.16 SqM) | £1,250 per calendar month

Key Features

- High specification to include LED lighting, lift, wall mounted air conditioning and gas central heating serving radiators
- Established business location
- Parking available subject to negotiation
- Excellently placed for access to the motorway network
- Inclusive basis



LOCATION

The property is prominently located on Cobbett Road being a short distance from Burntwood Town Centre and situated on the edge of the established Burntwood Business Park. Burntwood is approximately 4 miles to the east of Cannock Town Centre and 5 miles west of Lichfield City Centre and therefore being excellently placed for all local amenities and benefits from excellent road links to include the M6, M6 Toll, M54 and A5.

DESCRIPTION

The property comprises a self-contained modern ground floor office suite within a two storey office building. Internally the suite is accessed off a lobby together with disabled WC, with the suite being open plan and offering a kitchenette to the rear. The specification generally comprises LED lighting, wall mounted air conditioning, surface power and data, gas central heating serving radiators and carpet floor coverings. The suite is available on an all inclusive basis. Parking is available subject to separate negotiation.

TERMS

The property is available by way of a new lease for a term to be agreed.

ASKING RENT

£1,250 per calendar month

SERVICE CHARGE

Included within the rent.

BUSINESS RATES

Included within the rent.

EPC

EPC Assessment Rating Band C - 58.

A full copy of the Energy Performance Certificate is available upon request.

MONEY LAUNDERING

In accordance with Anti Money Laundering Regulations, two forms of ID and confirmation on the source of funding shall be required from the successful applicant.

LEGAL COSTS

Each party to bear their own legal costs during this transaction.

VAT

All figures are quoted exclusive of VAT which we understand shall be payable.

VIEWING

Strictly by prior appointment, please contact:



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