



Unit 4 Advance Business Park, Burdock Close, Hawks Green, Cannock, Staffs, WS11 7FG

- Industrial Unit Approx 3,049 sq ft (283 sq m)
- Minimum Eaves Height Approx 4.7m
- Office Facilities
- Roller Shutter Access
- EPC Rating: D-93
- NO AUTOMOTIVE USES / CAR REPAIRS / MOT STATIONS



Printcode: 2026813

Unit 4 Advance Business Park Burdock Close, Cannock

LOCATION

Advance Business Park is situated just off Hemlock Way and is approached via Burdock Close being within an established commercial area, approximately 2.5 miles north of Cannock town centre. The nearby Eastern Way provides a direct link to the Churchbridge Interchange of the M6 Toll Road and Watling Street (A5).

DESCRIPTION

The premises comprise of an end of terrace business unit being of steel portal framed construction with part brick/blockwork and part profile coated steel cladding.

Internally the unit has an office and male and female WCs. It has roller shutter access and a minimum eaves height of 15ft (4.7m).

ACCOMMODATION

All measurements are approximate:

Warehouse incorporating office facilities and male & female WCs.

3,049 sq ft (283 sq m)

RENT

£24,250 per annum plus VAT.

VAT

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

LEASE

The premises are offered on a new 6 year full repairing and insuring lease subject to a rent review at the end of the third year of the term.

TERMS

Full repairing and insuring basis.

PROPERTY REFERENCE

CA/BP/2540/ELH

LOCAL AUTHORITY

Cannock Chase Council Tel: 01543 462621.

RATEABLE VALUE

£20,000 - VOA.

RATES PAYABLE

£8,640.00 - 2026/2027 (small business non-domestic).

ENERGY PERFORMANCE CERTIFICATE

Energy Performance Certificate D-93.

SERVICE CHARGE

A service charge is levied for the maintenance and upkeep of common parts and areas and this is estimated at £0.50 psf plus VAT for the current year.

LEGAL COSTS

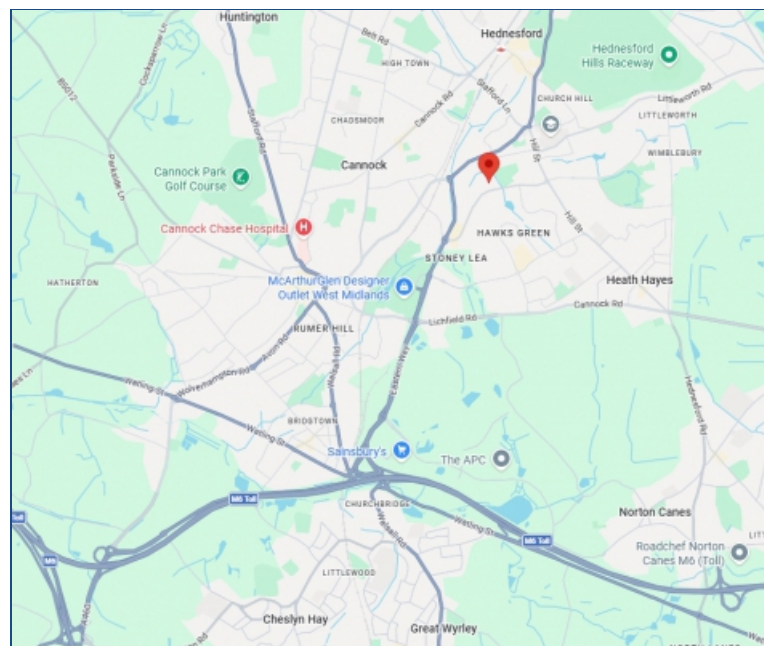
All legal costs incurred in the preparation of the lease and counterpart lease together with any vat and stamp duty due thereon will be the responsibility of the incoming tenant.

AVAILABILITY

Immediate.

VIEWING

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



MISREPRESENTATION ACT 1967 & PROPERTY MISDESCRIPTION ACT 1991

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