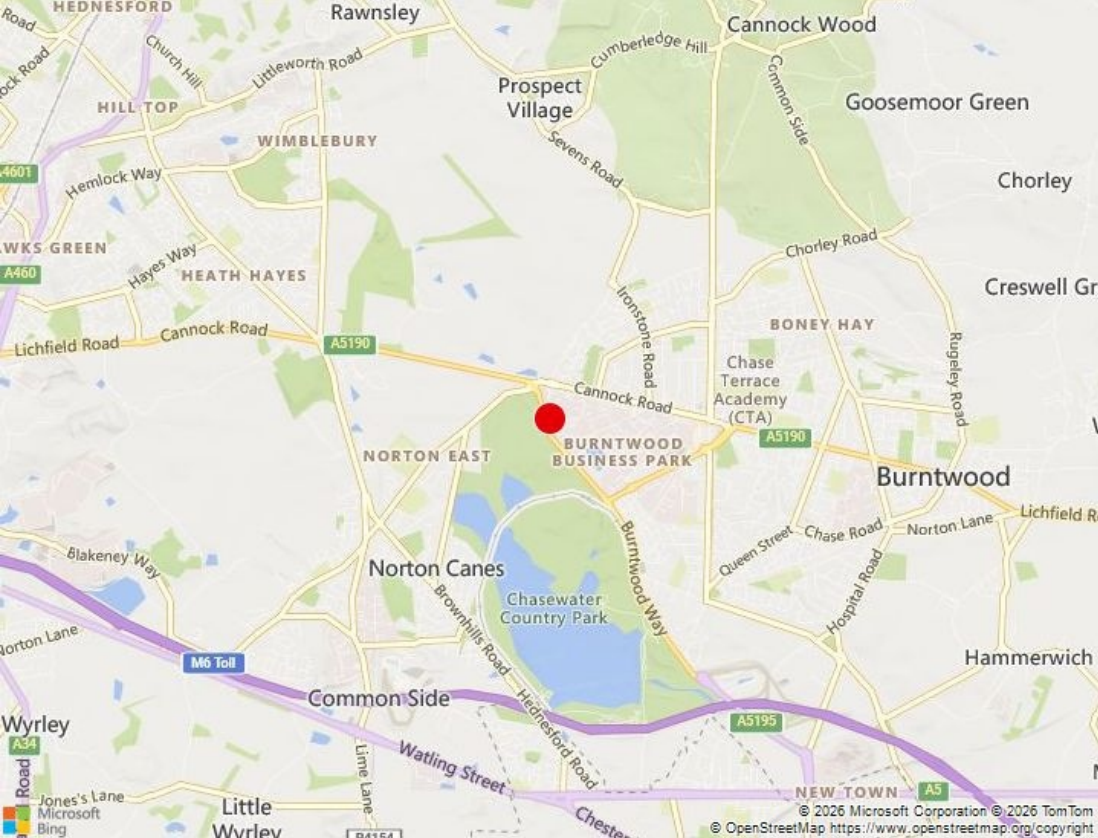


MODERN WAREHOUSE PREMISES - TO LET

Chasewater Heaths Business Park, Cobbett Road, Burntwood, Staffordshire, WS7 3GJ

998 - 4,763 SqFt (92.71 - 442.48 SqM) | On Application





KEY FEATURES

- Well presented industrial warehouse with mezzanine offices
- Dedicated car parking
- 24/7 access
- Secure gated entrance to the estate
- Within easy driving distance of M6 Toll Road, A5 and A34
- Outskirts of Burntwood neighbouring Lichfield & Cannock

LOCATION

Chasewater Heath Business Park is based just outside Burntwood, neighbouring the areas of Lichfield (5.5 miles) and Cannock (4 miles) whilst being within easy driving distance of Birmingham (16 miles). The estate benefits from excellent access to the A5, A34, A460 and M6 Toll Road providing connections to the wider Midlands region. Lichfield Trent Valley Railway Station is 7 miles east of the estate, offering fast connections to London Euston on the West Coast Mainline together with Birmingham New Street on the Cross City Line.

DESCRIPTION

Chasewater Heaths Business Park offers versatile industrial space within a well-maintained, modern business park. The available units features office accommodation, roof lights for natural illumination, flexible workspace, WC facilities, and dedicated car parking. Two of the available units form part of a parade of six units with an additional unit situated on the opposite side of the estate; the units provides ground-floor industrial space with mezzanine offices, making it suitable for a variety of uses, including serving as a business headquarters. Located in an established commercial environment, this unit is ideal for businesses seeking quality workspace with excellent amenities.



Area	SqFt	SqM
UNIT 19B	4,763	442.48
UNIT 19C	3,982	369.93

Chasewater Heaths Business Park, Cobbett Road, Burntwood, Staffordshire WS7 3GJ



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CHARTERED SURVEYORS
0121 321 3441

TERMS

The premises are available by way of full repairing and insuring lease for a term of years to be agreed.

ASKING RENT

On Application

SERVICE CHARGE

A Service Charge is payable towards the costs of maintenance of common areas and landscaping. Further details are available on request.

EPC

Copies of the respective Energy Performance Certificates are available on request.

MONEY LAUNDERING

In accordance with Anti Money Laundering Regulations, two forms of ID and confirmation of the source of funding will be required from the successful applicant. For a company, any person owning more than 25% must provide the same.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in the transaction.

VAT

All figures quoted are exclusive of VAT which will be payable.

VIEWING

Strictly by prior appointment, please contact:



Ben Nicholson MRICS

DDI: 0121 362 1538

Mob: 07889 407650

E: ben.nicholson@burleybrowne.co.uk



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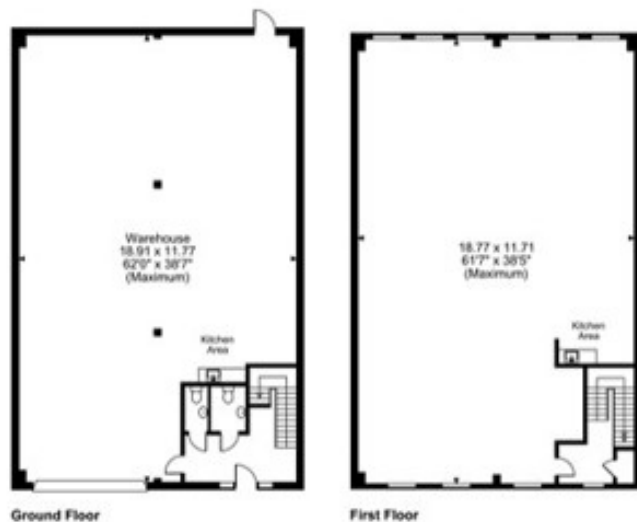


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Misrepresentation Act 1967. Unfair Contract Terms 1977. Consumer Protection Regulations under Unfair Trading Regulations 2008. The Business Protection Regulations from Misleading Marketing Regulations 2008.

UNIT 19B

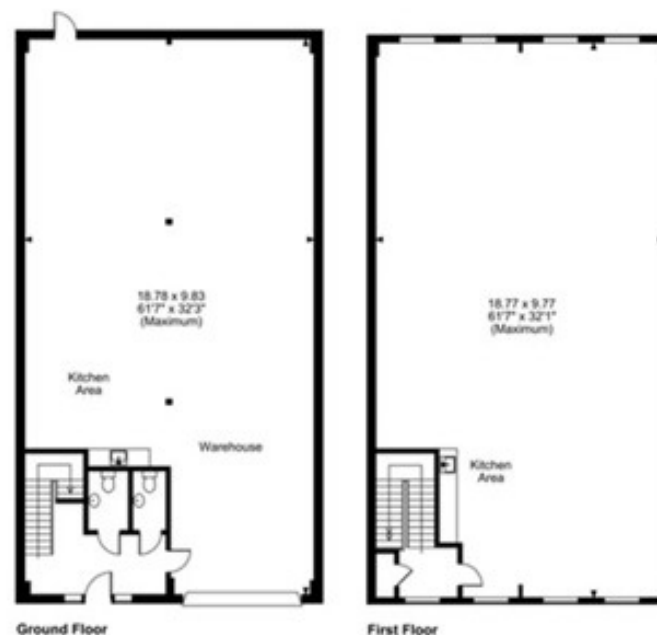
Chasewater Heaths Business Park, Unit Cobbett Road, Burntwood



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UNIT 19C

Chasewater Heaths Business Park, Cobbett Road, Burntwood



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