



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

- Refurbished Unit
- Approx 13,488 sq ft (1,253 sq m)
- Includes Mezzanine Approx 2,411 sq ft (223 sq m)
- Prime Industrial/Trade/Logistics Location adjacent to M6 Toll
- EPC Rating Targeted to be "B"
- Available Quarter 4 - 2025



Printcode: 2025911

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, with the integration of two new insulated electrically operated loading doors
- Open plan unit with painted concrete floors fully redecorated perimeter walls and exposed structural steelwork
- Retained mezzanine floor to c.2,400 sq ft, consisting of chipboard floor finish (storage only mezzanine and none fire rated). Mezzanine complete with perimeter handrails, stairs and good lift access (existing lift retained and serviced)
- 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 (intended to be replaced)
- 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) with a mezzanine providing a further 2,411 sq ft (223 sq m) and 11 car parking spaces to the front of the unit.

Overall Space: 13,488 sq ft (1,253 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

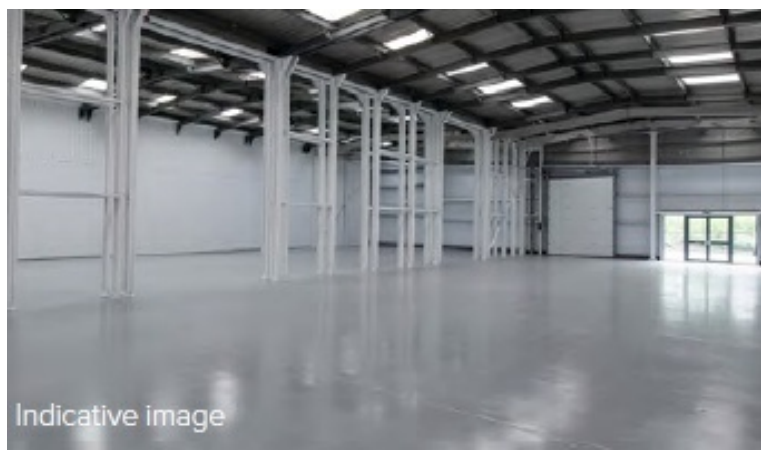
Full repairing and insuring basis.

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/a0925/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. For the year ending December 2024, this was set at £0.45 per square foot plus VAT.

LEGAL COSTS

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

AVAILABILITY

Quarter 4, 2025.

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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