



## Unit 11 Mount Road Trading Estate, Mount Road, Burntwood, Staffs, WS7 0AJ

- Industrial Unit Approximately 1,074 sq ft (100 sq m)
- Flexible Start-Up Terms
- Fenced Site
- 2 Car Parking Spaces
- EPC Rating: D-91



Printcode: 20260310

# Unit 11 Mount Road Trading Estate

## Mount Road, Burntwood

### PROPERTY REFERENCE

CABP/2497/AWH

### LOCAL AUTHORITY

Lichfield District Council Tel: 01543 308000.

### LOCATION

Mount Road Trading Estate is situated on Mount Road which is a mixed industrial and residential area approximately 2 miles north of Brownhills and 5 miles east of Cannock. The A5 Watling Street is approximately 1.5 miles distant leading to the M6 Toll Road Churchbridge Interchange junction T7.

### DESCRIPTION

The estate comprises of 11 units being of steel framed construction with brick elevations and lined corrugated roofs. The minimum eaves height is approximately 10ft (3.035m) and the unit has an office and wc facilities.

### ACCOMMODATION

All measurements are approximate:

Unit is approximately **1,074 sq ft (100 sq m)** including the office & toilet.

#### Outside

There are 2 allocated car parking spaces.

### RENT

£716.00 per calendar month no VAT.

### VAT

VAT will not be payable on the rent.

### LEASE

The unit is available on a lease which will be subject to annual rent reviews.

### TERMS

Full repairing and insuring basis.

### BUILDING INSURANCE

The tenant will be recharged the premium for the building insurance.

### RENT DEPOSIT

The tenant will be required to lodge a 3 month rent deposit which will be held by the landlord throughout the term of the lease.

### RATEABLE VALUE

£5,700 - VOA.

### RATES PAYABLE

£2,462.40 - 2026/2027.

### ENERGY PERFORMANCE CERTIFICATE

Energy Performance Certificate D-91.

### SERVICE CHARGE

A service charge based on floor area of each unit will be charged for the upkeep of common areas and services.

### LEGAL COSTS

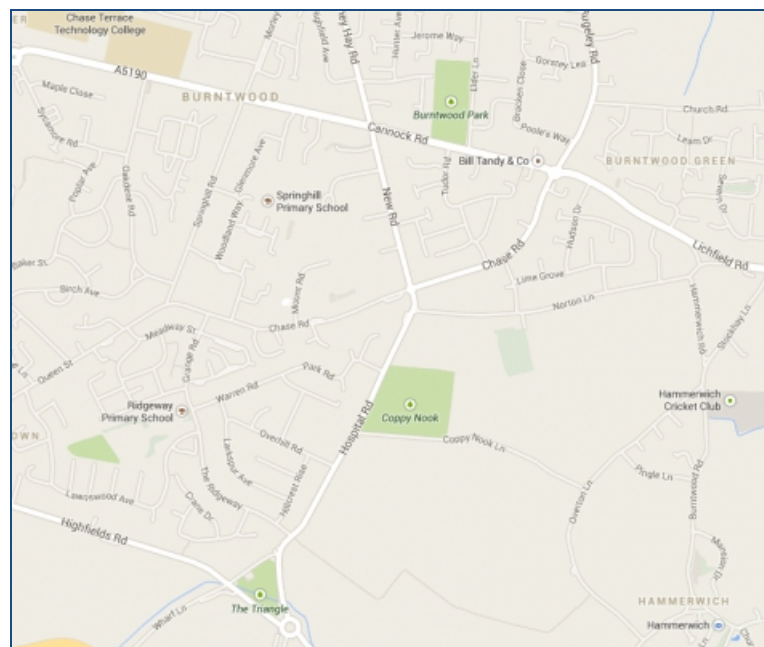
Each party to bear their own legal costs.

### AVAILABILITY

Immediate.

### VIEWING

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



#### MISREPRESENTATION ACT 1967 & PROPERTY MISDESCRIPTION ACT 1991

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